





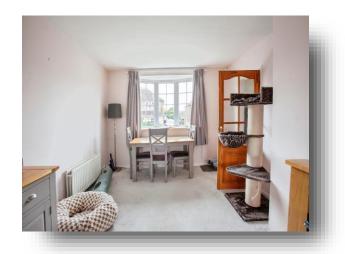


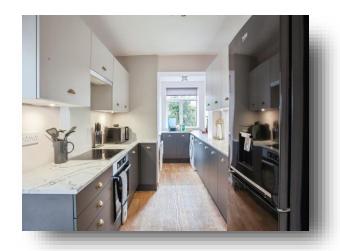


## welcome to

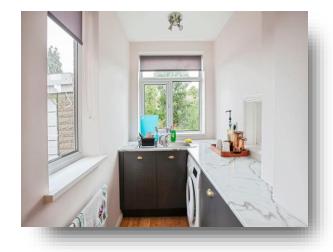
## **Havercroft Road, Stag Rotherham**

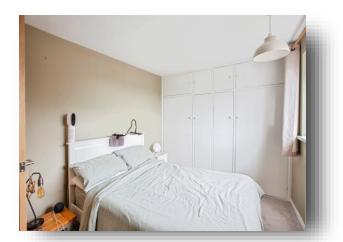
£180,000 - HOME SWEET HOME - Situated in this very sought after area, is this two bedroom semi detached making the ideal purchase for the FTB...Boasting well presented accommodation throughout with delightful gardens, a drive & a garage...CALL TO VIEW!!!













#### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window and a radiator.

#### Lounge

19'  $5" \times 10'$  9" into recess (  $5.92m \times 3.28m$  into recess ) Having a front facing double glazed window and a radiator.

#### **Dining Room**

9' 5" x 6' 10" ( 2.87m x 2.08m )

Having a rear facing double glazed window and a radiator.

#### Kitchen

19' 5" into recess x 7' 4" into recess ( 5.92m into recess x 2.24m into recess )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a fridge. Having a side facing double glazed window & door, a rear facing double glazed window, a radiator and a built in storage cupboard.

#### Landing

Having a side facing double glazed window and loft hatch.

#### **Bedroom One**

8' 6"  $\times$  11' 10" into wardrobes ( 2.59m  $\times$  3.61m into wardrobes )

Having a front facing double glazed window, a radiator and built in wardrobes providing hanging and storage space.

#### **Bedroom Two**

10' 6" x 10' 6" ( 3.20m x 3.20m )

Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging & storage space.

#### **Shower Room**

Fitted with shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail, spotlights & a storage cupboard

housing the boiler.

#### Outside

To the front of the property is a lawned garden & a drive providing off road parking.

To the rear is a lawned garden enclosed with fencing & a detached garage.





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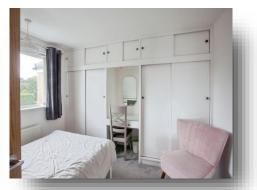
- Two bedroom semi detached property
- Located in a sought after location
- Well presented throughout
- Drive & garage providing off road parking
- Delightful gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: B

# £180,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF116284



Property Ref: RTF116284 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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