



Rosebery Street, Ferham Rotherham S61 1DX

welcome to

Rosebery Street, Ferham Rotherham

£75,000 - NEST OR INVEST! Being conveniently placed for local amenities, Rotherham Town Centre & transport links - this two bedroom end terraced is offered to market boasting spacious accommodation throughout & a low maintenance rear yard...CALL TO VIEW!!!



Lounge

11' 4" x 10' 2" (3.45m x 3.10m)

Having a front facing window & door & a radiator.

Kitchen

11' 4" x 11' 4" (3.45m x 3.45m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is space for a fridge/freezer & a washing machine. Having a rear facing window.

Utility / Porch

6' 8" x 5' 4" (2.03m x 1.63m)

Having a side facing window & door.

Bedroom One

11' 7" x 10' 2" (3.53m x 3.10m)

Having a front facing window & a radiator.

Bedroom Two

11' 4" x 5' 6" (3.45m x 1.68m)

Having a rear facing window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing window.

Outside

To the rear of the property is a low maintenance yard.



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Rosebery Street, Ferham Rotherham

- Two bedroom end terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investors alike
- Low maintenance rear yard

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116772 - 0002

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 guidance 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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