









welcome to

The Motte, Rotherham

£145,000 - HOME SWEET HOME - Offered to market is this beautiful two bedroom dorma bungalow situated in a highly sought after area. Boasting good sized accommodation throughout & being well placed to local amenities & transport links...DON'T MISS OUT!!!













Entrance Hall

Having a front facing double glazed door, a radiator, spotlights & stairs to the first floor bedroom.

Shower Room

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed obscured window, a heated towel rail & spotlights to the ceiling.

Lounge

16' 8" plus bay window x 10' 2" (5.08m plus bay window x 3.10m)

Having a front facing double glazed bay window, a radiator & an electric fire.

Kitchen

10' 2" x 8' 11" (3.10m x 2.72m)

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

Bedroom One

16' 6" x 11' 7" (5.03m x 3.53m)

Situated on the first floor having a rear facing double glazed window, a spotlights & storage to the eaves.

Bedroom Two

13' 3" into door recess x 9' 5" (4.04 m into door recess x 2.87 m)

Situated on the ground floor having a rear facing double glazed window, a radiator & fitted wardrobes.

Outside

To the front of the property is a good sized graveled area & a pathway with steps leading tot he front door.

To the rear is a small artificial lawned garden with a patio, & a shed. All enclosed with fencing & a gate.





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The Motte, Rotherham

- Two bedroom dorma bungalow
- Beautifully presented
- Well placed to local amenities & transport links
- Rear garden & patio
- CALL TO VIEW

Tenure: Freehold EPC Rating: C

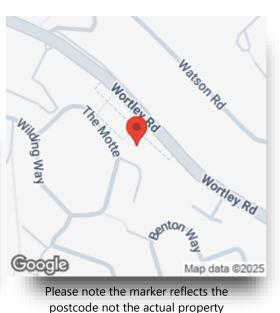
Council Tax Band: A

£145,000









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Property Ref: RTF116823 - 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.





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