









welcome to

Far Crescent, East Dene Rotherham

£140,000 - FIRST STEP ON THE LADDER? - Situated close to Rotherham Town Centre is this three bedroom mid terraced property making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation & off road parking...CALL TO VIEW!!!













Entrance Hall

Having a front facing double glazed door & a radiator.

Downstairs W.C

Fitted with a WC. Having a rear facing double glazed window.

Lounge

Having a front & rear facing double glazed window, a radiator & an electric fireplace.

Dining Room

Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window & a radiator.

Landing

Having a front facing double glazed window & loft hatch.

Bedroom One

Having a front & rear facing double glazed window & a radiator.

Bedroom Two

Having a front facing double glazed window & a radiator.

Bedroom Three

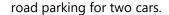
Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

Outside

To the front of the property is a drive providing off



To the rear is a garden enclosed with fencing & hedges.





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Far Crescent, East Dene Rotherham

- Three bedroom mid terraced property
- Well placed to amenities/transport links & Rotherham Town Centre
- Ideal purchase for the FTB/investors alike
- Off road parking
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

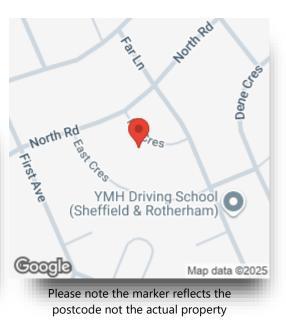
Council Tax Band: A

£140,000









view this property online williamhbrown.co.uk/Property/RTF116584



Property Ref: RTF116584 - 0004 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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