



**Meadowhall Road, Rotherham S61 2JN**

**welcome to**

**Meadowhall Road, Rotherham**

£150,000-£160,000 - LET'S GET YOU STARTED! - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting generous sized gardens & being well placed to local amenities & transport links...ARRANGE A VIEWING!





### **Entrance Hall**

Having a front facing double glazed door, a side facing double glazed window, a radiator & a built in storage cupboard.

### **Lounge**

Having a front facing double glazed window & a radiator.

### **Dining Room**

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

### **Kitchen**

Fitted with wall & base units & worktops housing the sink & drainer. Having a side & rear facing double glazed window, a side facing double glazed door & a radiator.

### **Landing**

Having a front facing double glazed window, a built in storage cupboard & loft hatch.

### **Bedroom One**

Having a front facing double glazed window, a radiator & a built in storage cupboard.

### **Bedroom Two**

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

### **Bedroom Three**

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

### **Bathroom**

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

### **Outside**

To the front of the property is a good sized lawned garden.

To the rear is lawned garden with a patio.



***view this property online*** [williamhbrown.co.uk/Property/RTF116782](http://williamhbrown.co.uk/Property/RTF116782)



welcome to

## Meadowhall Road, Rotherham

- Three bedroom semi detached property
- Spacious throughout
- Ideal purchase for the FTB./small family buyer
- Well placed to amenities & transport links
- Generous sized gardens

Tenure: Freehold EPC Rating: D  
Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF116782](https://williamhbrown.co.uk/Property/RTF116782)



Property Ref:  
RTF116782 - 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.



**william h brown**



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](https://williamhbrown.co.uk)**