



Town Lane, Rotherham S61 4LN

welcome to

Town Lane, Rotherham

£60,000 - INVEST YOUR MONEY WISELY - This one bedroom first floor flat is offered to market making the ideal purchase for the FTB/investors alike. Boasting spacious living throughout with balcony & communal parking...CALL NOW TO VIEW!!!



Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Associate of an Employee of the Connells Group of companies".

Entrance Hall

Having a built in storage cupboard & a radiator.

Lounge

Having a front facing window & door providing access to the balcony, a radiator & and an electric fireplace.

Kitchen

Fitted with base units & worktops housing the sink & drainer with a cooker & washing machine. Having a front facing double glazed window, a radiator & built in storage cupboard.

Bedroom One

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with an electric shower, a hand wash basin & a WC. Having a front facing double glazed obscured window & a radiator.

Outside

Having communal parking.



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Town Lane, Rotherham

- One bedroom first floor flat
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/investor alike
- Communal parking
- NO CHAIN

Tenure: Leasehold EPC Rating: C

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.

£60,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116816 - 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.

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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