



Allendale Road, Stag Rotherham S65 3BY

welcome to

Allendale Road, Stag Rotherham

£250,000-£260,000 - HOME SWEET HOME - Situated in this highly sought after area is this spacious three bed semi detached property making an ideal starter home. Boasting a landscaped garden with many well established mature shrubs, off road parking & neutral decor throughout...NOT TO BE MISSED!!!



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".

Agents Note 2

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.

Entrance Hall

Having a front facing door, a central heating radiator and the staircase to the landing featuring a solid wood bannister & spindles with under stairs storage.

Lounge / Dining Room

Being light and spacious having a front facing double glazed bay window, double glazed patio doors into the conservatory and two central heating radiators,

Kitchen

Being fully tiled and fitted with wall and base units with space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a rear facing double glazed window & a side facing double glazed door with quarry tiled flooring into the pantry. The boiler is also situated in the kitchen.

Conservatory

Having a fully tiled white floor, rear facing windows with sliding patio doors including vertical blinds & fitted roof blinds and a central heating radiator.

Landing

Having a side facing double glazed window and a loft hatch leading to the fully boarded loft with an integral ladder.

Bedroom One

Having a front facing double glazed bay window and a central heating radiator.

Bedroom Two

Having a rear facing double glazed window and a central heating radiator. Also fitted with full height mirrored wardrobes providing plenty of storage space as well as housing the airing cupboard.

Bedroom Three

Having a front facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a central heating radiator.

Outside

To the front is a drive for two to three cars, a garage with an electric door and a garden.

To the rear is landscaped garden with well established mature shrubs including a patio, a shed & a greenhouse which is all enclosed with fencing.



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Allendale Road, Stag Rotherham

- Three bedroom semi detached property
- Spacious & beautifully presented throughout
- Situated in a highly sought after area
- Well placed to local amenities/schools/transport links including the M1
- Delightful landscaped & generous sized rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: C

guide price

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116932 - 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



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



williamhbrown.co.uk