



Roughwood Road, ROTHERHAM S61 3AB

welcome to

Roughwood Road, ROTHERHAM

£180,000 - HONEY I'M HOME - This three bedroom semi detached offers excellent sized accommodation for the FTB/family buyer alike. Being well placed to local amenities, transport links & schools and benefiting from off road parking & a delightful rear garden. CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door.

To the front of the property is a lawned garden & a drive providing off road parking for three cars.

Lounge

Having a front facing double glazed bow window, rear facing French doors into the Conservatory, a radiator & a feature gas fireplace.

To the rear is a landscaped lawned garden with a patio & a shed all enclosed with fencing.

Kitchen

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

Conservatory

Having side facing double glazed windows & French doors, rear facing double glazed windows & a radiator.

Landing

Providing access to the partly boarded loft.

Bedroom One

Having a front facing double glazed window, a radiator & a built in storage cupboard housing the combi boiler.

Bedroom Two

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

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a heated towel rail & spotlights.

Outside

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welcome to

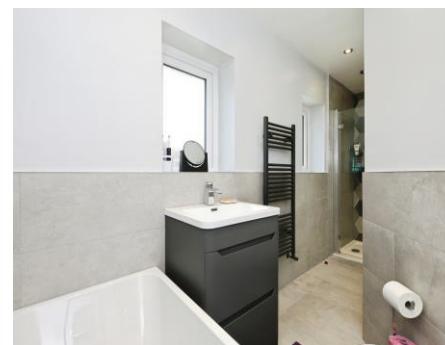
Roughwood Road, ROTHERHAM

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Drive providing off road parking
- Delightful landscaped rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



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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.



Property Ref:
RTF116837 - 0002



Please note the marker reflects the postcode not the actual property



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