



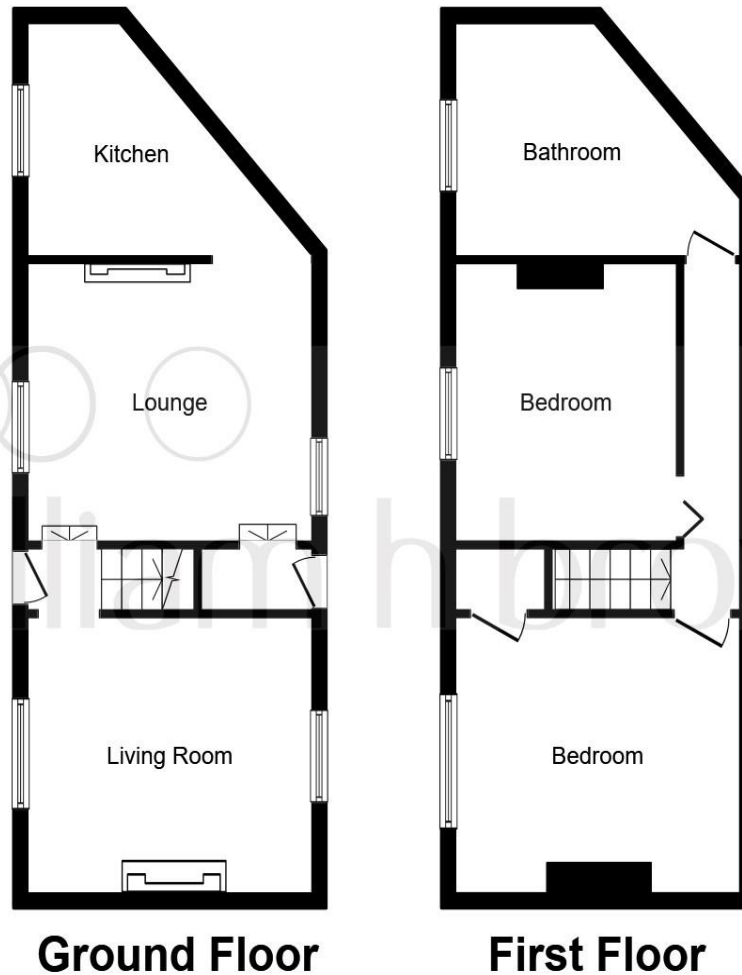
Kilnhurst Road, Rawmarsh Rotherham S62 5NF

welcome to

Kilnhurst Road, Rawmarsh Rotherham

A HOUSE IS MADE OF WOOD & STONE BUT ONLY LOVE CAN MAKE A HOME! Offered to the market with no chain is this stone built, double fronted end terrace cottage. Situated in this popular location & boasting spacious accommodation, a rear yard with an outbuilding & ample off street parking. CALL NOW!





Entrance Hall

Lounge

13' 1" into chimney breast x 11' 6" (3.99m into chimney breast x 3.51m)

Dining Room

13' 3" to maximum x 11' 10" into recess (4.04m to maximum x 3.61m into recess)

Kitchen

Cellar

Landing

Bedroom One

13' x 11' 8" into chimney breast recess (3.96m x 3.56m into chimney breast recess)

Bedroom Two

11' 11" into chimney breast x 10' (3.63m into chimney breast x 3.05m)

Bathroom

Outside

Outbuilding

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).
Plan produced for William H Brown. Powered by www.focalagent.com

welcome to

Kilnhurst Road, Rawmarsh Rotherham

- Double fronted two bedroom end terrace cottage
- Popular location, close to local amenities & schools
- Two reception rooms + spacious cellar
- Larger than average shower room
- Rear yard with outbuilding & W.C

Tenure: Freehold EPC Rating: F

offers in the region of

£75,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF111201

see all our properties on zoopla.co.uk | rightmove.co.uk | williamhbrown.co.uk



Property Ref:
RTF111201 - 0006

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



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk