









welcome to

Moorhouse Close, Whiston Rotherham

GUIDE PRICE £180,000-£200,000 - HOME SWEET HOME - Offered to market is this beautiful two bedroom detached bungalow situated in a highly sought after area. Including open plan Lounge/Dining Room, Kitchen, beautifully presented gardens and off road parking...DON'T DELAY!!!













Entrance Hall

Having a side facing door and a radiator.

Lounge / Dining Room

20' x 12' 8" (6.10m x 3.86m)

Having two front facing double glazed windows & two radiators.

Kitchen

9' 7" x 8' 4" (2.92m x 2.54m)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space for a cooker, a fridge/freezer and a washing machine. Having a side facing window & door.

Bedroom One

13' 3" \times 8' 1" plus fitted wardrobes ($4.04m \times 2.46m$ plus fitted wardrobes)

Having a rear facing window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

12' 6" x 8' 11" (3.81m x 2.72m)

Having a rear facing window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC. Having a side facing window.

Outside

To the front of the property is a drive providing off road parking for multiple cars and a well presented garden.

To the rear is a lawned garden with a patio area.





welcome to

Moorhouse Close, Whiston Rotherham

- Two bedroom detached bungalow
- Spacious accommodation throughout
- Situated in a sought after area
- Well placed to local amenities & transport links
- Off road parking & delightful gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: D

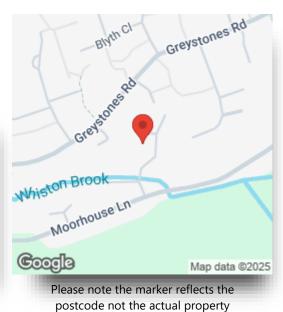
guide price

£180,000-£200,000









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Property Ref: RTF116351 - 0003 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.





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