

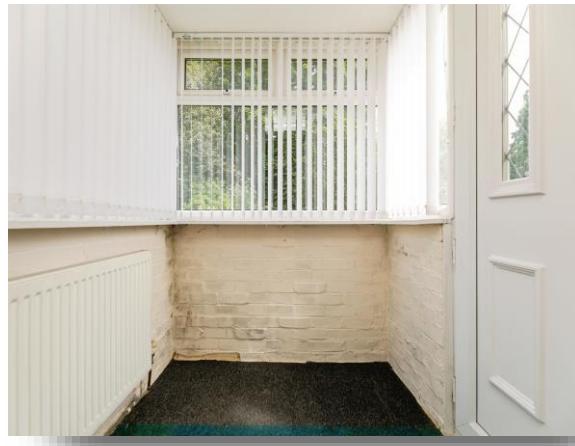


The Motte, Rotherham S61 1PW

welcome to

The Motte, Rotherham

GUIDE PRICE £160,000-£170,000 - HOME SWEET HOME - Offered to market is this two bedroom mid terraced property boasting spacious & well presented accommodation throughout. Situated in this desirable area being well placed to local amenities & transport links...CALL TO VIEW!!!



Entrance Porch

Having a side facing door and a radiator.

Lounge

10' 2" x 16' (3.10m x 4.88m)

Having a front facing double glazed window and a radiator.

Dining Room

9' 4" x 12' 4" (2.84m x 3.76m)

Having a rear facing double glazed window and a radiator.

Kitchen

10' 5" x 10' 8" (3.17m x 3.25m)

Fitted with wall and base units housing the integrated hob, oven, fridge/freezer & washing machine. Having a rear facing window & door.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

Bedroom One

10' 3" x 13' 11" (3.12m x 4.24m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

7' 5" x 9' 3" (2.26m x 2.82m)

Having a rear facing double glazed window and a radiator.

Outside

To the front of the property is a well presented lawned garden.

To the rear is a patio.



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The Motte, Rotherham

- Two bedroom mid terraced bungalow
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Garden & patio
- CALL TO VIEW

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£160,000



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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:
RTF116379 - 0004



Please note the marker reflects the postcode not the actual property

 william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk