



Clifton Avenue, Clifton Rotherham S65 2QA

welcome to

Clifton Avenue, Clifton Rotherham

£125,000 - FIRST STEP ON THE LADDER? - This two bedroom mid terraced is offered to market making the ideal purchase for the FTB. Boasting spacious and well presented accommodation throughout with rear patio...CALL TODAY!!!



Lounge

11' 11" into chimney breast recess x 12' (3.63m into chimney breast recess x 3.66m)
Having a front facing window & door and a radiator.

Kitchen

13' 10" x 11' 10" (4.22m x 3.61m)
Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer.
Having a rear facing window & door & a radiator.

Bedroom One

11' 7" into chimney breast recess x 12' 2" (3.53m into chimney breast recess x 3.71m)
Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

7' 8" x 8' 9" (2.34m x 2.67m)
Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower, a hand wash basin & a WC. Having a rear facing window & a radiator.

Outside

To the rear of the property is a low maintenance patio.



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Clifton Avenue, Clifton Rotherham

- Two bedroom mid terraced property
- Spacious & well presented throughout
- Ideal purchase for the FTB
- Well placed to local amenities
- Rear patio

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116683 - 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.



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