





Lister Street,Clifton Rotherham S65 2AU

william h brown

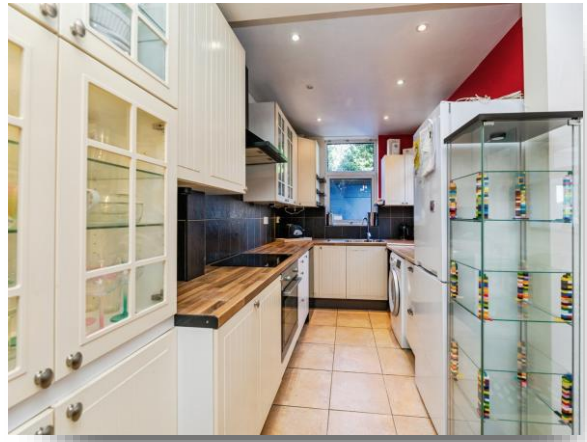
welcome to

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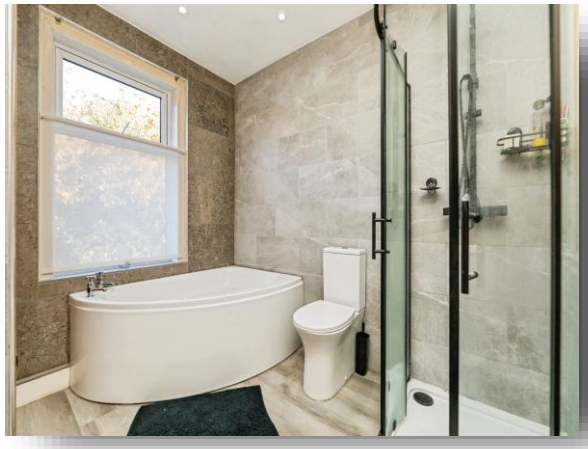
GUICE PRICE £190,000-£200,000. MAKE THIS YOUR DREAM HOME - Situated within close proximity to local amenities, Parks & Rotherham Town Centre - this spacious three bedroom semi detached would make the perfect home for any growing family! With the benefit of no chain, CALL TODAY TO VIEW!













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Side Porch
Entering the property through the side porch, with a front and rear facing window and side facing door.

Lounge
The spacious lounge has a front facing double glazed bay window, feature fireplace, and radiator.

Dining Room
The dining room has a log burner, a side facing double glazed window and door to garden, radiator, and a door giving access to the cellar.

Kitchen
Open plan from the dining room the kitchen has a modern range of wall and base units, double sink and drainer, and fitted applicanes such as oven, hob and extractor fan. The kitchen also features a side and rear facing double window and spotlights.

Landing
Having a built in storage cupboard and radiator, with stairs leading to attic bedroom three.

Bedroom One
The master bedroom has a front facing double glazed window and radiator.

Bedroom Two
Bedroom two has a rear facing double glazed window, built in storage and a radiator.

Bedroom Three
The spacious attic room has a side facing double glazed window, radiator and two storage cupboard into eaves.

Bathroom
The stunning family bathroom comprises of a Four piece suite. With a bath, seperate shower cubicle, WC and wash hand basin. There is a rear facing double glazed obscured window and spotlights.

Outside
To the front of the property is a driveway for 3 or 4 cars, enclosed by hedges and fencing and with a gate for security at the bottom of the drive.

To the rear of the property we have gates giving easy access to Clifton Park, a patio and pebbled area and a small pond. There is also a workshop/outbuilding.

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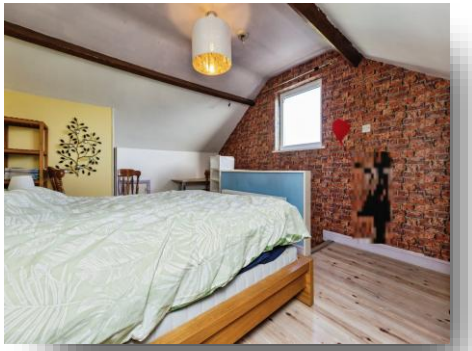
- CHARACTER PROPERTY
- BAY WINDOWS
- NO CHAIN
- OFF ROAD PARKING
- EPC - D

Tenure: Freehold EPC Rating: D
Council Tax Band: A

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117724

The Property Ombudsman

Property Ref:
RTF117724 - 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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