



Treefield Close, Rotherham S61 4AB

welcome to

Treefield Close, Rotherham

£165,000 - READY FOR A NEW OWNER - Offered to market is this beautifully presented three bedroom semi detached making the ideal purchase for the family buyer. Being well placed to local amenities, schools & transport links & boasting off road parking...CALL TO VIEW!!!



Lounge

18' 9" x 12' 8" into chimney breast recess (5.71m x 3.86m into chimney breast recess)
Having a front facing double glazed window & door, a radiator & a gas fireplace.

Dining Room

9' x 9' 11" (2.74m x 3.02m)
Having rear facing double glazed French doors & a radiator.

Kitchen

9' 3" x 9' (2.82m x 2.74m)
Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a fridge/freezer. Having a rear facing double glazed window.

Landing

Having aside facing double glazed window, a built in storage cupboard & the loft hatch.

Bedroom One

12' 7" into recess x 13' 2" into wardrobes (3.84m into recess x 4.01m into wardrobes)
Having a front facing double glazed window, a radiator & fitted wardrobes.

Bedroom Two

12' 7" into recess x 8' 11" (3.84m into recess x 2.72m)
Having a rear facing double glazed window & a radiator.

Bedroom Three

8' 6" into recess x 7' 4" into recess (2.59m into recess x 2.24m into recess)
Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bathroom

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

Outside

To the rear of the property is an Indian stone patio enclosed with fencing.



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Treefield Close, Rotherham

- Three bedroom semi detached property
- Spacious & well presented throughout
- Well placed to local amenities/schools/transport links
- Driveway providing off road parking
- Low maintenance Indian stone patio

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£165,000



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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:
RTF117001 - 0002



Please note the marker reflects the postcode not the actual property

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