





Brooks Drive,Waverley Rotherham S60 8BH

william h brown

welcome to

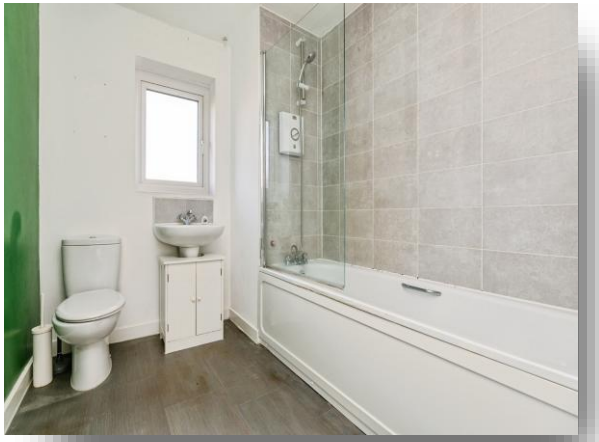
Brooks Drive, Waverley Rotherham

GUIDE PRICE - £240,000-£250,000 JUST BRING YOUR THINGS! Ready to move in, this three bedroom semi-detached property has parking for two and the added bonus of NO CHAIN. CALL TODAY TO VIEW!













Cloakroom
Having a w/c, wash hand base unit and a radiator.

Lounge
Having a front facing double glazed window and two radiators.

Kitchen
Having a range of wall and base units, the kitchen is fitted with an oven, hob, and extractor fan. There is also a double sink with drainer, a useful storage cupboard, and rear-facing double glazed French doors providing direct access to the garden.

Landing
Having a side facing double glazed window, two storage cupboards and a radiator.

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

Bedroom Two
Bedroom two includes a rear facing double glazed window and a radiator.

Bedroom Three
Bedroom three features a front facing double glazed window and a radiator.

Bathroom
The bathroom comprises a rear-facing double glazed window and radiator, along with a three-piece suite including a WC, wash hand basin, and bath with shower over. The room is finished with spotlights and a heated towel radiator.

Outside
The rear garden features a patio area and lawn, enclosed by fencing to provide privacy and security.

To the front of the property is a lawn with established shrubs, along with side access leading to the rear garden. The property also benefits from two off-street parking spaces.

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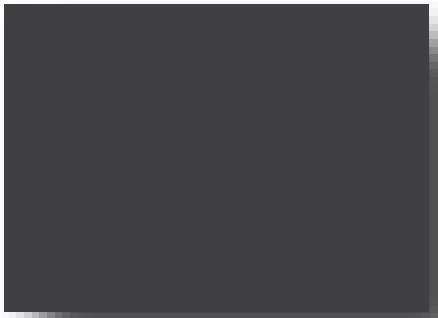
- THREE BEDROOMS
- Easy Access To Local Amenities
- Spacious Throughout
- Excellent Transport Links
- Private, Enclosed Rear Garden

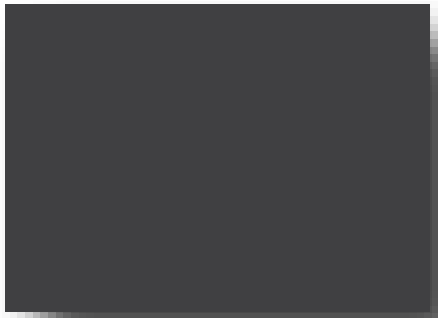
Tenure: Leasehold EPC Rating: B
Council Tax Band: B Service Charge: Ask Agent
Ground Rent: Ask Agent

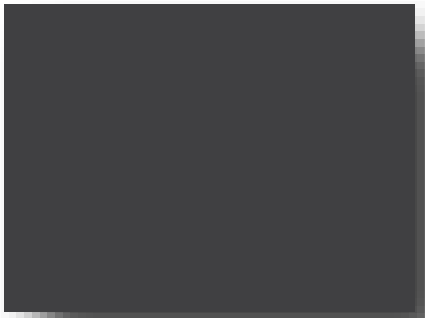
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£240,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117708

The Property Ombudsman

Property Ref:
RTF117708 - 0006

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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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 Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.