





Spenser Road,Herringthorpe Rotherham S65 2JA

william h brown

welcome to

Spenser Road, Herringthorpe Rotherham

GUIDE PRICE £170,000-£180,000 READY FOR A NEW OWNER - Offered to market is the two bedroom semi detached property making the ideal purchase for the FTB/family alike. Boasting spacious accommodation throughout with off road parking and a generous sized wrap around garden...CALL 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."

Hallway
With a front facing double glazed door, window and radiator.

Cloakroom
Fitted with a WC and wash hand basin.

Lounge
The spacious lounge has a side facing double glazed window, front facing double glazed window and radiator.

Kitchen
Fitted with a range of modern wall and base units, integrated appliances such as a double oven, microwave, hob and extractor fan. The is always plumbing for a washing machine, sink and drainer, front facing double glazed window and a rear faced double glazed window and door.

Landing
With a front facing double glazed window, large storage cupboard, loft access and radiator.

Bedroom One
With a rear facing double glazed window and radiator.

Bedroom Two
With a side facing double glazed window, front facing double glazed window and radiator.

Bathroom
The bathroom has a bath with shower over, WC and wash hand basin. There is a side facing double glazed window and radiator.

Office Space
With a rear faced double glazed window.

Outside
The property is situated on a corner plot, the front and side have a lawn enclosed with fencing, towards the rear are wooden security gates leading to a driveway for 2 or 3 cars. There is also a large shed.

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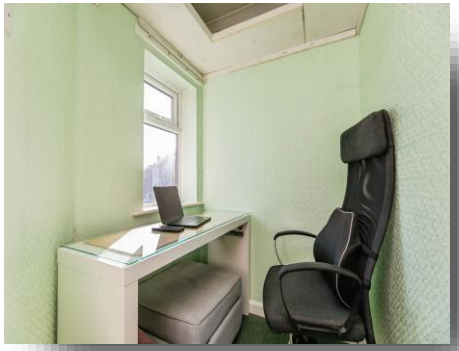
Spenser Road, Herringthorpe Rotherham

- TWO BEDROOM SEMI-DETACHED
- ADDITIONAL 3RD ROOM UPSTAIRS
- IDEAL PURCHASE FOR A FIRST TIME BUYER
- CORNER PLOT
- EPC - E

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

guide price

£170,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117791

The Property Ombudsman

Property Ref:
RTF117791 - 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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