





Woodland Way,Rotherham S65 3DG

william h brown

welcome to

Woodland Way, Rotherham

A lovely example of a well-presented three bedroom semi-detached home with a beautiful rear garden backing onto woodlands. Boasting a modern kitchen and shower room, two reception rooms, open plan kitchen diner, driveway for multiple vehicles and a detached garage. Viewings are highly recommended!













Entrance Hall
Having a front facing double glazed door, a side facing double glazed window & a radiator.

Lounge
Having a front facing double glazed window, a radiator & feature gas fire.

Kitchen Diner
Fitted with wall & base units (including a breakfast bar) housing the integrated double oven, hob, extractor fan, microwave & fridge with worktops housing the sink & drainer. Having a side facing double glazed window, a rear facing double glazed bay window, radiator & spotlights.

Study
Having a side & rear facing double glazed window along with a radiator.

Landing
Having a side facing double glazed window, a built in storage cupboard & access to the loft.

Bedroom One
Having a front facing double glazed window, radiator & spotlights.

Bedroom Two
Having a rear facing double glazed window, a radiator & fitted wardrobes.

Bedroom Three
Having a front facing double glazed window, a radiator & fitted wardrobes.

Shower Room
Fitted with a shower cubicle, a hand wash basin & WC. Having a side facing double glazed window & heated towel rail.

Outside
To the front of the property is a lawn with rockery home to mature shrubs & trees along with a driveway leading to the garage providing off road parking for 3 cars.

To the rear is an enclosed lawned garden featuring mature shrubs & trees, a greenhouse, shed & pond along with a patio perfect for relaxing. All backing onto a woodland providing additional security,

There is also a further workshop/cellar under the rear extension. This having power and lighting.

Garage
Having an up/over door along with power and lighting.

Agents Notes
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.

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Woodland Way, Rotherham

- Three Bedroom Semi-Detached Property
- Modern Kitchen & Shower Room
- Well-Presented and Maintained Throughout
- Attractive Rear Garden Backing Onto Woodlands
- Two Separate Reception Rooms and An Open Plan Kitchen Diner

Tenure: Freehold EPC Rating: C
Council Tax Band: C

£275,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MBY106753

The Property Ombudsman

Property Ref:
MBY106753 - 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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