





Green Lane,Rawmarsh Rotherham S62 6LA

william h brown

welcome to

Green Lane, Rawmarsh Rotherham

GUIDE PRICE £135,000-£140,000. GREEN GREEN GRASS OF HOME! This cosy three bedroom mid terrace property offers a great opportunity for first time buyers and investors alike. With a great size rear garden and the bonus of having no chain, this property must be viewed. CALL TODAY!













Lounge
With a front facing double glazed window, laminate flooring, coving to the ceiling and a central heating radiator. Access to the inner hall.

Inner Hall
With stairs which rise to the first floor and access to the kitchen.

Kitchen
Fitted with wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a cooker with cooker hood above, plumbing for a washing machine, tiled flooring, splashback tiling, a central heating radiator, coving to the ceiling,a rear facing double glazed window and a rear facing door leading out to the rear garden. Access to the cellar.

Cellar
Ideal for storage space.

First Floor Landing
With dado rail.

Bedroom One
With a front facing double glazed window, a central heating radiator, dado rail and fitted wardrobes.

Bedroom Two
With a front facing double glazed window, a central heating radiator, dado rail and a built-in storage.

Bedroom Three
With a rear facing double glazed window, a central heating radiator and dado rail.

Bathroom
Fitted with a low flush WC, a wash hand basin and a panelled bath with shower over. There is partial tiling to the walls, tiled flooring, a wall mounted boiler and a rear facing obscure double glazed window.

Outside
To the front of the property there is an enclosed forecourt whilst to the rear there is an enclosed paved yard with gate and a spacious, long, rear garden with lawn and garden shed.

Agent's 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.

welcome to

Green Lane, Rawmarsh Rotherham

- THREE BEDROOM MID TERRACE
- REAR YARD AND GARDEN
- NO CHAIN
- GOOD TRANSPORT LINKS
- CLOSE TO LOCAL SCHOOLS

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

guide price

£135,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117661

The Property Ombudsman

Property Ref:
RTF117661 - 0007

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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