

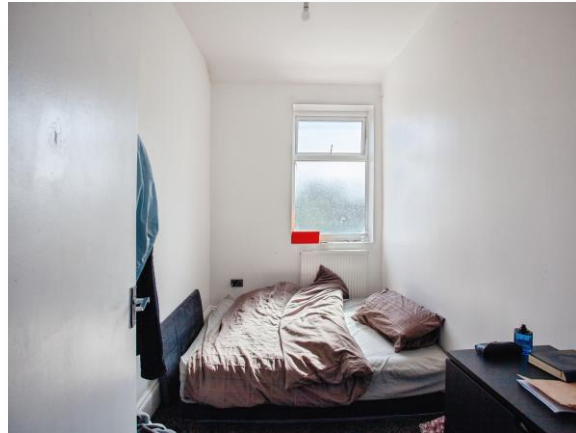
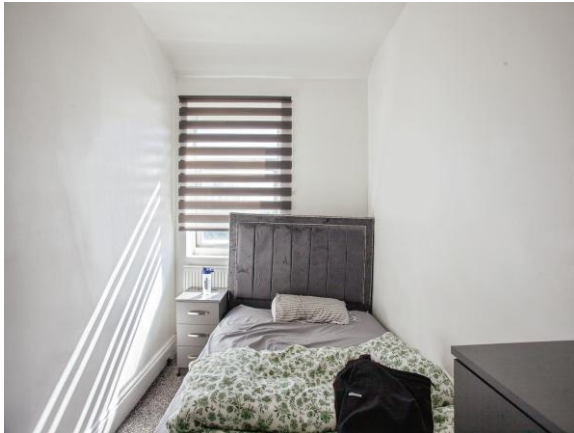


Clough Street, Masbrough Rotherham S61 1RJ

welcome to

Clough Street, Masbrough Rotherham

£110,000 - HOME IS WHERE YOUR STORY BEGINS! This spacious three bedroom mid terraced property is situated in a well established residential area being well placed to amenities, schools & transport links & benefits from a good sized rear garden. CALL NOW TO VIEW!!!



Entrance Hall

Having a front facing door.

Lounge

Having a front facing double glazed window & a radiator. Also provides access to the cellar & the shower room.

Shower Room

Fitted with a bath with a shower over, a hand wash basin, a WC & a heated towel rail.

Kitchen / Diner

Fitted with wall & base units housing the hob & the oven with worktops housing the sink & drainer. There is also space for a fridge/freezer & a washing machine. Having a rear facing double glazed window & door along with a radiator.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a rear facing double glazed window & a radiator.

Cellar

A usable space housing the boiler.

Outside

To the rear of the property is a good sized lawned garden & a patio area.



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welcome to

Clough Street, Masbrough Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout - cellar
- Ideal family purchase
- Well placed to amenities, transport links & schools
- Good sized rear garden & patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

from

£110,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF112392 - 0002

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.

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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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