



Orgreave Road,Catcliffe Rotherham S60 5TG

welcome to

Orgreave Road, Catcliffe Rotherham

LET'S GET YOU STARTED! - This beautifully presented two bedroom terraced is the perfect opportunity for the FTB/small families alike. Boasting a drive & low maintenance garden whilst being well placed to amenities, schools & transport links...DON'T MISS OUT!!!



Entrance Hall

Having a front facing door leading into the lounge.

Lounge

Having a front facing double glazed window & radiator.

Kitchen

Fitted with a series of wall & base unit housing the integrated hob, oven & extractor fan, the fridge/freezer, dishwasher & washing machine along with worktops housing the double inset sink. The kitchen also benefits from a breakfast bar for two. Having a rear facing double glazed window & door leading to the garden.

Landing

Providing access to the loft via hatch.

Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Two

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

Bathroom

Fitted with a bath & overhead shower. hand wash basin & WC. Having a rear facing double glazed window & heated towel rail.

Outside

To the front of the property is a driveway providing ample off road parking.

To the rear is an artificial lawned garden enclosed with fencing & a patio.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Orgreave Road, Catcliffe Rotherham

- Two bedroom mid terraced property
- Beautifully presented throughout - Move in ready
- Ideal purchase for the FTB
- Driveway providing off road parking
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117408 - 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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