





North Road,East Dene ROTHERHAM S65 2SA

Not for marketing purposes INTERNAL USE ONLY

welcome to

North Road, East Dene ROTHERHAM

NORTH STAR! This three bedroom semi detached is the perfect starter home! Ready to move into this one wont be around long.

CALL TODAY 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
The entrance to the property has a front facing door.

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

Kitchen - Diner
The dining kitchen has a range of base and wall units, sink and drainer and integrated hob, oven and extractor fan. There is space for a fridge-freezer and plumbing for a washing machine. There are rear and side facing double glazed windows and rear facing double glazed door.

Rear Porch
With a rear facing door, side and rear facing double glazed windows.

Landing
With a side facing window.

Bedroom One
Bedroom One has a front facing double glazed window and radiator.

Bedroom Two
Bedroom two has a rear facing double glazed window and radiator.

Bedroom Three
The third bedroom has a rear facing double glazed window and radiator.

Bathroom
The stylish family bathroom has a shower cubicle, WC, hand wash basin and radiator.

Outside
To the front of the property is a driveway for multiple cars, leading to a detached garage.

To the rear of the property is a enclosed lawn.

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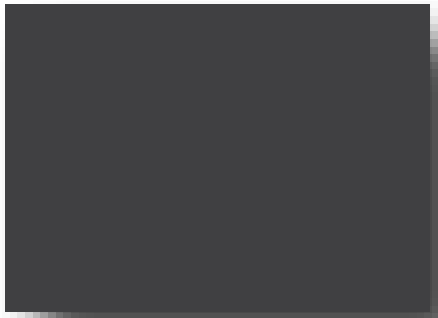
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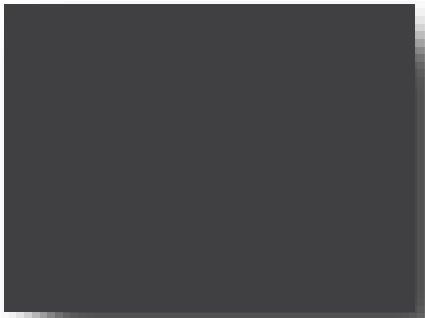
- Three bed semi-detached
- Driveway
- Detached Garage
- Kitchen - Diner
- Good size rear garden

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

£140,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF117775 - 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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