

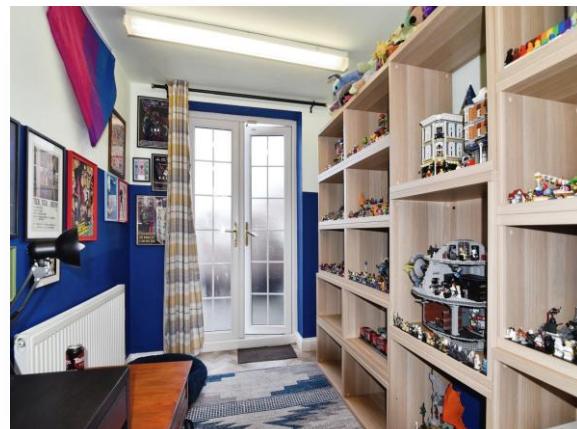


Ashleigh Gardens, Munsbrough Rotherham S61 4RG

welcome to

Ashleigh Gardens, Munsbrough Rotherham

£200,000-£210,000 - HONEY, I'M HOME - This beautiful three bedroom semi detached immaculate home will not be around for long! Set in a sought after cul-de-sac offering spacious accommodation inside & out! Boasting an extension & modern fittings throughout along with off road parking, CALL NOW!



Entrance Hall

Having a side facing double glazed door & a built in storage cupboard.

Lounge

Having a radiator & a feature electric fireplace.

Dining Room

Having side facing double glazed French doors, a rear facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, double oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. There is also space for a washing machine & dryer. Having a front facing double glazed window & spotlights to the ceiling.

Reception Room Three

Having front & rear facing double glazed French doors & a radiator.

Landing

Provides access to the loft.

Bedroom One

Having a rear facing double glazed window, a radiator & two fitted wardrobes providing hanging & storage space.

Bedroom Two

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

Bedroom Three

Having a front & rear facing double glazed window & a radiator.

Bathroom

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

Outside

To the front of the property is an artificial lawned garden & a driveway providing off road parking.

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



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welcome to

Ashleigh Gardens, Munsbrough Rotherham

- Three bedroom extended semi detached property
- Modernised inside & out
- Set in a cul-de-sac on a popular estate
- Well placed to local amenities & transport links
- Driveway providing off road parking & a delightful rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£200 000



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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.



Property Ref:
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