

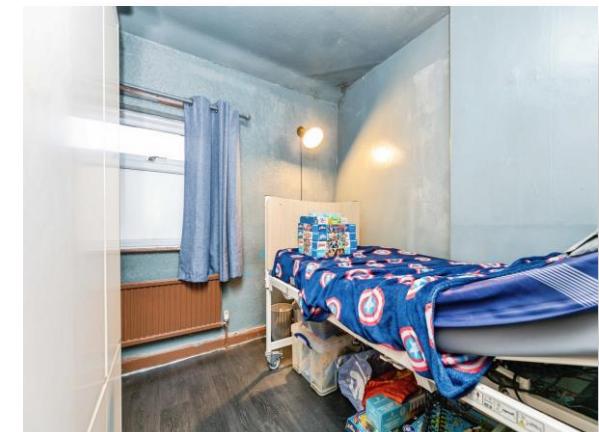


**Browning Road, Herringthorpe Rotherham S65 2NS**

**welcome to**

## **Browning Road, Herringthorpe Rotherham**

£160,000-£170,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking a well presented rear garden & patio...CALL TO VIEW!!!



**Lounge**

12' 2" x 16' 9" into chimney breast recess ( 3.71m x 5.11m into chimney breast recess )

Having a front facing double glazed window & door, a radiator & a built in storage cupboard.

**Kitchen**

7' 9" x 16' 9" ( 2.36m x 5.11m )

Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window, two rear facing double glazed windows & a door & the boiler.

**Conservatory**

11' x 10' 8" ( 3.35m x 3.25m )

Having side facing double glazed windows & rear facing double glazed French doors.

**Landing**

Having a side facing double glazed window & loft hatch.

**Bedroom One**

7' 1" x 11' ( 2.16m x 3.35m )

Having a rear facing double glazed window & a radiator.

**Bedroom Two**

7' 1" x 8' 1" ( 2.16m x 2.46m )

Having a rear facing double glazed window & a radiator.

**Bedroom Three**

8' 1" x 8' 1" into recess ( 2.46m x 2.46m into recess )

Having a front facing double glazed window & a radiator.

**Bathroom**

Fitted with a shower cubicle, a hand wash basin & a

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

**Attic**

Having a rear facing double glazed velux window.

**Outside**

To the front of the property is a drive providing off road parking for three to four cars.

To the rear is a lawned garden with a block paved patio & two sheds all enclosed with fencing.



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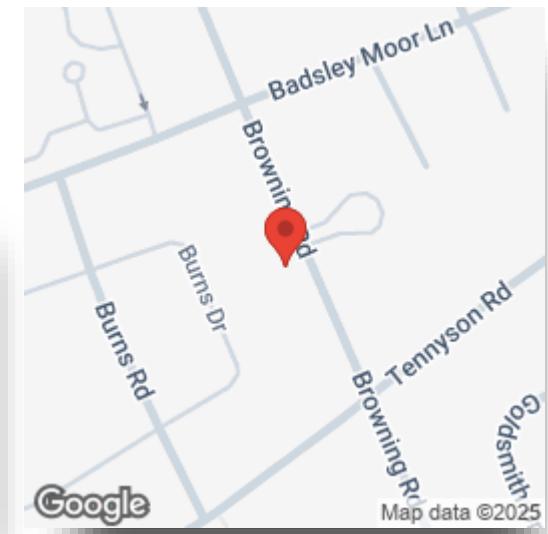
- Three bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities/transport links/schools
- Drive providing off road parking
- Well presented rear garden & patio

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

guide price

**£160,000**



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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:  
RTF116751 - 0002

 william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](http://williamhbrown.co.uk)