



Farnworth Road, East Herringthorpe Rotherham S65 3RP

welcome to

Farnworth Road, East Herringthorpe Rotherham

35% SHARED OWNERSHIP - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB. Boasting three storey accommodation with driveway & rear garden...CALL TO ARRANGE YOUR VIEWING!!!



Ground Floor Entrance Hall

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

Downstairs W.C

Fitted with a hand wash basin & a WC.

Bedroom Two

Having a front facing double glazed window & radiator.

First Floor Lounge

Having a front facing double glazed window & radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window & door leading tot he garden along with a radiator.

First Floor W.C.

Fitted with a hand wash basin, WC & radiator.

Second Floor Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Three

Having a rear facing double glazed window & radiator.

Bathroom

Fitted with a bath with overhead shower, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

Outside

To the front of the property is a double drive providing off road parking.

To the rear is a lawned garden with patio all enclosed with fencing.



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Farnworth Road, East Herringthorpe Rotherham

- 35% SHARED OWNERSHIP BASIS
- Three bedroom semi detached - over three floors
- Ideal purchase for the FTB
- Well placed to local amenities & transport links
- Driveway & rear garden with patio

Tenure: Leasehold EPC Rating: B

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£63 000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117392 - 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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