



**St. Marys View, Munsbrough Rotherham S61 4NJ**

**welcome to**

**St. Marys View, Munsbrough Rotherham**

£130,000 - £140,000 - FIRST STEP ON THE LADDER - An ideal purchase for the FTB/small family buyer, this three bedroom mid terraced is not to be missed. Boasting spacious accommodation throughout with open plan Kitchen/Diner, delightful gardens & communal off road parking...CALL TO VIEW!!!



## **Ground Floor Entrance Hall**

Providing access to the lounge & kitchen/diner having a front facing double glazed door, a radiator & understairs storage cupboard.

## **Downstairs W.C**

Fitted with a hand wash basin & WC, a radiator & a front facing double glazed window.

## **Kitchen / Diner**

Being an open plan space into the dining area, the kitchen is fitted with wall & base units housing the integrated hob, oven, extractor fan & combi boiler with worktops housing the sink & drainer. Having a front facing double glazed window & a radiator in the dining area.

## **Lounge**

Having a rear facing double glazed window & door leading to the rear patio/garden, a radiator & a feature electric fireplace.

## **First Floor**

Benefiting from two built in storage cupboards.

## **Landing**

Benefiting from two built in storage cupboards.

## **Bedroom One**

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

## **Bathroom**

Fitted with a bath & overhead shower, a hand wash

basin & a WC. Having a front facing double glazed window, spotlights & a heated towel rail.

## **Outside**

To the front of the property is a lawned garden with a pebbled area all enclosed with fencing.

To the rear is an artificial lawned garden along with a raised area of shrubs & plants & steps leading up to the communal off street parking. Also benefiting from an outbuilding providing additional storage space.



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## St. Mary's View, Munsbrough Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Well presented from & rear gardens
- Communal off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£130,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117372 - 0003

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