



Lister Street, Clifton Rotherham S65 2AX

welcome to

Lister Street, Clifton Rotherham

GUIDE PRICE £160,000 - £170,000 - I HEAR YOU CALL MY NAME & IT FEELS LIKE HOME - Situated within close proximity to local amenities, Parks & Rotherham Town Centre - this well presented semi would make the perfect home for any growing family! Boasting a beautiful & generous sized garden - CALL NOW!



Entrance Porch

Having a front facing door.

Lounge

13' 1" into chimney breast recess x 15' 4" into bay window
(3.99m into chimney breast recess x 4.67m into bay window)

Having a front facing bay window & door.

Dining Room

13' 2" into chimney breast recess x 12' 11" (4.01m into chimney breast recess x 3.94m)

Having a rear facing double glazed window and a radiator.

Kitchen

16' 8" x 8' 9" (5.08m x 2.67m)

Fitted with wall and base units housing the integrated hob & oven with worktops housing the sink & drainer. There is space for a fridge/freezer and a washing machine. Having a side facing window & door and a rear facing window.

Bedroom One

11' 7" plus built in wardrobes x 12' 1" (3.53m plus built in wardrobes x 3.68m)

Having a front facing double glazed window and a radiator.

Bedroom Two

13' 6" x 10' 6" (4.11m x 3.20m)

Having a rear facing window, a radiator and a built in storage cupboard.

Bedroom Three

9' 8" x 8' (2.95m x 2.44m)

Having a rear facing window, a radiator and built in storage cupboard.

Bathroom

Fitted with a bath with shower over, a hand wash basin and a WC. Having a side facing window and a radiator.

Outside

To the rear of the property is a generous sized lawned garden & patio.



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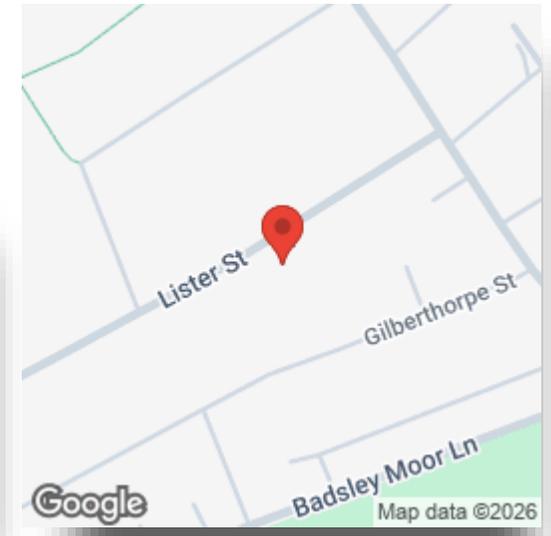
- Three bedroom semi detached property
- Well presented & spacious accommodation throughout
- Two reception rooms
- Larger than average well maintained rear garden
- Well placed to local amenities/transport links/schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price

£160,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116027



Property Ref:
RTF116027 - 0005

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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