



**Lister Street, Rotherham S65 2AX**

**welcome to**

**Lister Street, Rotherham**

START THE DREAM HERE - Situated within close proximity to local amenities, Parks & Rotherham Town Centre, this three bedroom semi detached would make the perfect home for any buyer! Boasting well presented accommodation throughout & a delightful rear garden - CALL NOW!



## Agents Note

"Under the terms of the Estate Agency Act 1979 (section 21) please note that the vendor of this property is an Employee of the Connells Group of companies".

## Ground Floor Entrance Hall

Providing access to all ground floor rooms having a front facing door with a side facing window, a radiator & understairs storage cupboard.

## Lounge

A comfortable & homely space having a front facing double glazed bay window, a radiator & a feature fireplace.

## Dining Room

An ideal space for family gatherings & entertaining having double glazed patio doors opening out to the garden, a radiator & a feature fireplace.

## Kitchen

Fitted with a series of wall & base units housing the integrated hob, oven, extractor fan & fridge with worktops housing the sink & drainer. Being partly tiled with a side facing double glazed window, a radiator & spotlights to the ceiling.

## Utility/Porch

Having a side facing window & rear facing door leading to the garden with space & plumbing for a washing machine & dryer along with fridge/freezer.

## First Floor Landing

Providing access to all first floor rooms having a side facing double glazed window.

## Bedroom One

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

## Bedroom Two

Having a rear facing window, a radiator & fitted wardrobes.

## Bedroom Three

Having a front facing double glazed window & a radiator.

## Shower Room

Being a fully tiled space fitted with a walk in shower cubicle & a hand wash basin with built in vanity/storage. Having a rear facing window & a heated towel rail.

The WC is separate from the main shower room with a side facing window.

## Outside

To the front of the property is a small patio area neatly surrounded with plants & shrubs along with a gated pathway leading to the rear.

To the rear is a beautifully presented & well maintained lawn boasting mature plants, shrubs & trees with a patio area ideal for relaxing or entertaining & a shed providing outside storage.



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welcome to

## Lister Street, Rotherham

- Three bedroom semi detached property
- Well presented accommodation throughout
- Two reception rooms & modern kitchen with integral appliances
- Beautiful & well maintained rear garden
- Within close proximity to amenities, parks & schools

Tenure: Freehold EPC Rating: D

Council Tax Band: B

**£180,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117377 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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)**