



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 paved area.

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.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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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

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£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117377 - 0007

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.

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.



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