



Elm Grove, Munsbrough Rotherham S61 4QB

welcome to

Elm Grove, Munsbrough Rotherham

£140,000 - FIRST STEP ON THE LADDER? - Offered to market is this three bedroom mid terraced property making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation throughout with low maintenance patios & being well placed to amenities & transport links...CALL TO VIEW!!!



Entrance Hall

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

Downstairs W.C

Having a front facing double glazed window & fitted with a hand wash basin & WC.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan along with worktops housing the sink & drainer. Having a front facing double glazed window & radiator.

Lounge

Having a rear facing double glazed window & door along with radiator & a feature electric fireplace.

Landing

Benefiting from two built in storage cupboards.

Bedroom One

Having a rear facing double glazed window & a radiator.

Bedroom Two

Having a front facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

Bedroom Three

Having a rear facing double glazed window & radiator.

Shower Room

Fitted with a shower cubicle along with hand wash basin & WC. Having a front facing double glazed window, radiator & spotlights.

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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Elm Grove, Munsbrough Rotherham

- Three bedroom mid terraced property
- Ideal purchase for the FTB/investors alike
- Well placed to amenities & transport links
- Front & rear patios
- On street parking

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117346 - 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.

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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