



South Street, Rawmarsh Rotherham S62 5RF

welcome to

South Street, Rawmarsh Rotherham

£120,000-£130,000 - FIRST STEP ON THE LADDER - Situated in this popular location, well placed for amenities, transport links & schools, this spacious two bed semi makes the perfect home. CALL TO ARRANGE YOUR VIEWING!!!



Ground Floor

Lounge

Having a front facing double glazed bay window & radiator.

Dining Room

Having a rear facing double glazed window & radiator.

Kitchen

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

Bathroom

Fitted with a bath & shower over, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

First Floor

Bedroom One

Having a rear facing double glazed window & radiator.

Bedroom Two

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

First Floor W.C

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



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South Street, Rawmarsh Rotherham

- Two bedroom semi detached property
- Spacious accommodation - two reception rooms
- Ideal purchase for the FTB
- Well placed to local amenities & transport links
- Rear garden

Tenure: Freehold EPC Rating: D

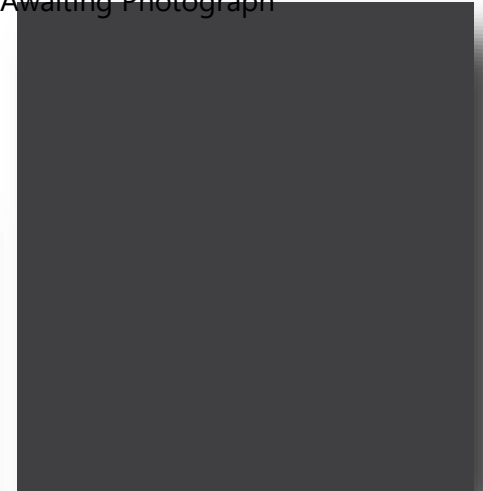
Council Tax Band: A

guide price

£120,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117515



Property Ref:
RTF117515 - 0002

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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