



Dovercourt Road, Rotherham S61 1SQ

welcome to

Dovercourt Road, Rotherham

ALL ROADS LEAD TO DOVERCOURT- A well-presented three-bedroom mid-terraced home, finished in neutral décor throughout & ideally located close to local amenities & transport links. Benefiting from a rear garden, this investors as sold with tenants in situ. CALL TO VIEW!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Lounge

A bright and welcoming living space, benefiting from a front-facing double glazed window and entrance door, allowing plenty of natural light to flow through the room. Finished with neutral décor, creating the perfect space to relax and unwind.

Kitchen

Fitted with a range of wall and base units complemented by a sink and drainer. Featuring an integrated hob, oven and extractor hood, with space provided for a fridge/freezer and washing machine. Having a rear-facing double glazed window and door, a radiator, and access to the cellar, offering useful additional storage space.

Bedroom One

A generously sized double bedroom, benefiting from a front-facing double glazed window allowing for plenty of natural light, along with a radiator providing comfort throughout the year.

Bedroom Two

A well-proportioned bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a radiator, creating a comfortable space suitable for a range of uses.

Bedroom Three

A good-sized bedroom featuring a rear-facing double glazed window, allowing for plenty of natural light, and a radiator, creating a comfortable and versatile space.

Bathroom

Fitted with a bath featuring a shower over, a hand wash basin and a WC. Having a rear-facing double

glazed window and a radiator, creating a practical and well-appointed family bathroom.

Outside

To the rear, the property benefits from a well-maintained lawned garden with a patio area, providing an ideal space for outdoor dining, entertaining, or simply relaxing during the warmer months.



view this property online williamhbrown.co.uk/Property/RTF117588



welcome to

Dovercourt Road, Rotherham

- Three bedroom mid terraced property - Tenants in situ
- Well presented throughout - neutral decor
- Spacious living accommodation
- Ideal first time buy or investment
- Close to amenities & excellent transport links

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£75,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF117588](https://www.williamhbrown.co.uk/Property/RTF117588)



Property Ref:
RTF117588 - 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.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)