



St. Nicolas Road, Rawmarsh Rotherham S62 5EJ

welcome to

St. Nicolas Road, Rawmarsh Rotherham

£230,000 - MOVING ON UP! - Offered to market is this beautiful three bedroom detached property making the perfect purchase for the FTB/Family buyer. Boasting spacious accommodation throughout with drive & garage along with low maintenance rear garden...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

Having a front facing window & rear facing patio doors leading into the conservatory.

Conservatory

Having side facing patio doors leading to the garden, rear facing windows & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven, microwave & fridge/freezer. Having a front facing window & rear facing window & door.

Downstairs W.C

Fitted with a hand wash basin & WC.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a front facing double glazed window, fitted wardrobes & a radiator.

Bedroom Three

Having a rear facing double glazed window & radiator.

Bathroom

Fitted with a bath with overhead shower, a hand wash basin & WC.

Outside

To the front of the property is a driveway leading to a garage providing off road parking.

To the rear is a lawned garden with a patio area.



view this property online williamhbrown.co.uk/Property/RTF117434



welcome to

St. Nicolas Road, Rawmarsh Rotherham

- Three bedroom detached property
- Well presented & spacious accommodation throughout
- Ideal FTB/family purchase
- Drive & garage providing off road parking
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£230,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117434



Property Ref:
RTF117434 - 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