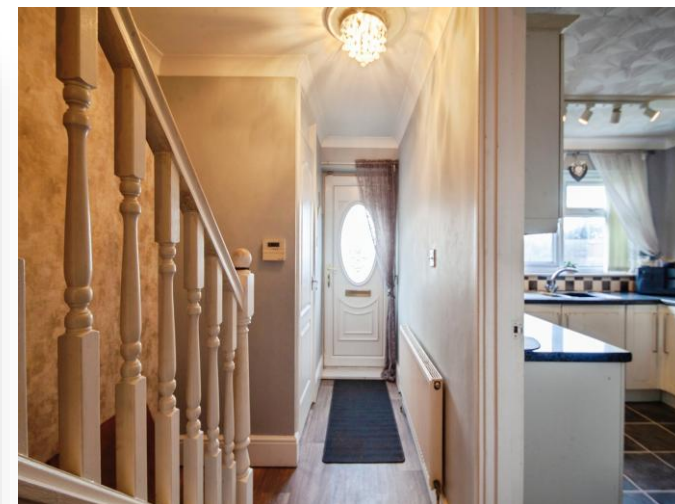




St. Marys View, Munsbrough Rotherham S61 4NJ

welcome to

St. Marys View, Munsbrough Rotherham

FIRST STEP ON THE LADDER - An ideal purchase for the FTB/small family buyer, this three bedroom mid terraced is not to be missed. Boasting spacious accommodation throughout with open plan Kitchen/Diner, delightful gardens & communal off road parking...CALL TO VIEW!!!



Ground Floor Entrance Hall

Providing access to the lounge & kitchen/diner having a front facing double glazed door, a radiator & understairs storage cupboard.

Downstairs W.C

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

Kitchen / Diner

Being an open plan space into the dining area, the kitchen is fitted with wall & base units housing the integrated hob, oven, extractor fan & combi boiler with worktops housing the sink & drainer. Having a front facing double glazed window & a radiator in the dining area.

Lounge

Having a rear facing double glazed window & door leading to the rear patio/garden, a radiator & a feature electric fireplace.

First Floor

Benefiting from two built in storage cupboards.

Landing

Benefiting from two built in storage cupboards.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bathroom

Fitted with a bath & overhead shower, a hand wash

basin & a WC. Having a front facing double glazed window, spotlights & a heated towel rail.

Outside

To the front of the property is a lawned garden with a pebbled area all enclosed with fencing.

To the rear is an artificial lawned garden along with a raised area of shrubs & plants & steps leading up to the communal off street parking. Also benefiting from an outbuilding providing additional storage space.

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

St. Mary's View, Munsbrough Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Well presented from & rear gardens
- Communal off street parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

offers over

£130,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117372 - 0004

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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