



Warwick Street, Rotherham

welcome to

Warwick Street, Rotherham

GUIDE PRICE £120,000-£130,000. A three bedroom bay window Victorian style mid-terraced family home which has been extended to the rear to provide a bathroom. Close to local amenities and transport links. Viewing essential!



Entrance Hall

With a side facing door, stairs which rise to the first floor and access through to the lounge and dining room.

Lounge

With a front facing double glazed bay window, a central heating radiator and laminate flooring.

Dining Room

With a rear facing double glazed window, coving to the ceiling, a central heating radiator and a gas fire. Access to the cellar and kitchen.

Cellar

Ideal for storage space.

Kitchen

Fitted with a range of wall and base units with work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has space for a gas cooker, space for a fridge-freezer and plumbing for a washing machine. There is splashback tiling, a wall mounted boiler, a side facing double glazed window and a side facing door leading out to the rear garden. Access to the ground floor bathroom.

Ground Floor Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a panelled bath with shower over and screen. There is tiling to the walls, heated towel rail and a side facing obscure double glazed window.

First Floor Landing

With a central heating radiator and laminate flooring.

Bedroom One

With a front facing double glazed window, a central heating radiator, laminate flooring and a built-in storage cupboard.

Bedroom Two

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and laminate flooring.

Outside

To the front of the property there is an enclosed garden with a shared passage with the neighbouring property. To the rear of the property there is an enclosed low maintenance garden.

Agent's Note

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.



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Warwick Street, Rotherham

- GUIDE PRICE £120,000-£130,000
- TOWN CENTRE LOCATION
- ON STREET PARKING
- GOOD CONDITION
- MODERN BATHROOM

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

guide price

£120,000-£130,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF115923 - 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.

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