



William Street, Wellgate Rotherham S60 2NG

welcome to

William Street, Wellgate Rotherham

£95,000 - FIRST STEP ON THE LADDER? Situated close to Rotherham Town Centre, this three bedroom mid terraced including attic space is offered to market making the ideal purchase for the FTB/investors alike. Boasting spacious accommodation & low maintenance rear patio...CALL TO VIEW!!!



Lounge

Having a front facing window & door.

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. There is also space for a cooker, fridge/freezer & washing machine. Having a rear facing window & door.

Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bathroom

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

Attic Space

Having a front facing skylight.

Outside

To the rear is a low maintenance patio area.



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William Street, Wellgate Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to amenities, transport links & schools
- Ideal purchase for the FTB/investors alike
- Low maintenance rear patio

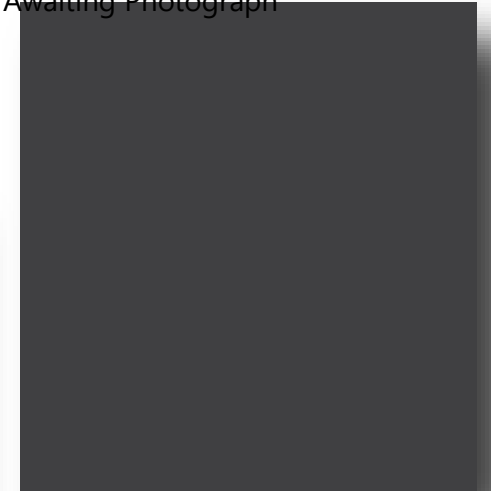
Tenure: Freehold EPC Rating: E

Council Tax Band: A

£95,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117528 - 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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