



Wadsworth Road, Bramley Rotherham S66 1UB

welcome to

Wadsworth Road, Bramley Rotherham

FIRST TIME BUYERS, SWIPE RIGHT - IT'S A MATCH! Situated in this popular location & boasting spacious accommodation throughout boasting a generous sized rear garden with patio...This must be viewed! CALL NOW!



Lounge

Having a front facing double glazed window & door & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is space & plumbing for a washing machine. Having a rear facing double glazed window & a radiator.

Rear Hall

Having a side facing double glazed door.

Downstairs W.C.

Fitted with a hand wash basin & a WC. Having a side facing double glazed window.

Landing

Having a radiator.

Bedroom One

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

Agents 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."



check out more properties at williamhbrown.co.uk



welcome to

Wadsworth Road, Bramley Rotherham

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB
- Generous sized rear garden & patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£110,000



Please note the marker reflects the postcode not the actual property

check out more properties at williamhbrown.co.uk



Property Ref:

RTF116660 - 0005

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.

Not for marketing purposes INTERNAL USE ONLY



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk