



**Albion Road, Clifton Rotherham S60 2NF**

**welcome to**

**Albion Road, Clifton Rotherham**

£110,000-£120,000 - FIRST STEP ON THE LADDER - Providing spacious & well presented accommodation is this three bedroom mid terraced property. Being well placed to amenities, transport links & Rotherham Town Centre & having a low maintenance rear yard...ARRANGE YOUR VIEWING!!!



**Lounge**

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

**Kitchen**

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

**Bedroom One**

Having a front facing double glazed window & a radiator.

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Attic Room**

Having a front facing skylight & a radiator.

**Bathroom**

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

**Outside**

To the rear is a low maintenance yard.



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welcome to

## Albion Road, Clifton Rotherham

- Three bedroom mid terraced property
- Spacious & well presented throughout
- Ideal purchase for the FTB/investors alike
- Being well placed to amenities, transport links & Rotherham Town Centre
- Low maintenance rear yard

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£110,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117151 - 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.



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