

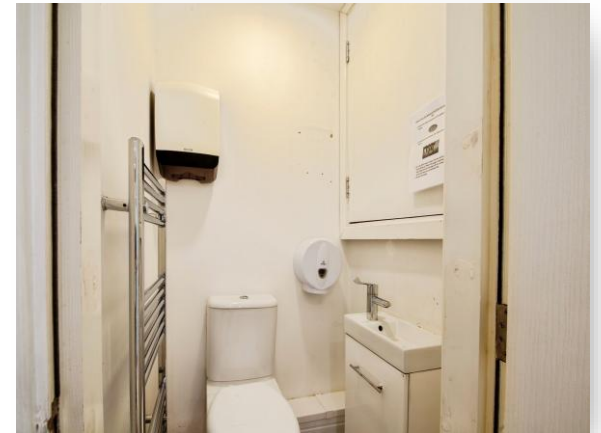


Coach Road, Greasbrough Rotherham S61 4PU

welcome to

Coach Road, Greasbrough Rotherham

£170,000 - NEST OR INVEST! - Offered to market is this mid terraced property boasting two dwellings. The perfect opportunity for investors or FTB's wanting to create their forever home. ARRANGE YOU VIEWING, CALL NOW!!!



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.

Ground Floor

Bedroom One

Having a front facing double glazed window & radiator.

En Suite

Fitted with a shower, hand wash basin & WC along with towel rail.

Kitchen

Fitted with wall & base units housing the integrated hob, oven, extractor fan & the fridge/freezer with worktops housing the sink & drainer. Having a rear facing double glazed window, a built in storage cupboard & access to the downstairs WC.

Conservatory / Lounge

Having rear facing double glazed French doors leading to the garden, windows & a radiator.

First Floor

Landing

Provides access to the loft via hatch.

Lounge

Having a front facing double glazed window, radiator & a feature electric fireplace.

Kitchen

Fitted with wall & base units housing the integrated hob, oven, extractor fan & fridge/freezer with worktops housing the sink & drainer. Having a front facing double glazed window & spotlights.

Bedroom Two

Having a rear facing double glazed window & radiator.

Shower Room

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

Outside

To the front of the property is a lawned garden.

To the rear is a lawned garden along with a drive & garage providing off road parking.



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welcome to

Coach Road, Greasbrough Rotherham

- Previously used as a HMO - Two dwellings, one title
- Mid terraced property - Conservatory
- Ideally placed to amenities/transport links
- Front & rear gardens
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117550 - 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.

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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