



Rockingham Gardens, Rotherham S60 3BL

welcome to

Rockingham Gardens, Rotherham

GUIDE PRICE £300,000-£325,000 - This STUNNING four bedroom town house is offered to market making the perfect purchase for the growing family. Boasting beautiful and spacious accommodation throughout with generous garden & ample off road parking...NOT TO BE MISSED!!!



Cloakroom

Having a downstairs W/C and sink

Lounge

Irregular Shaped Room 12' 1" into max x 16' 4" (3.68m into max x 4.98m)

Having x2 front facing double glazed windows and x2 radiators.

Dining Room

Irregular Shaped Room 16' 5" x 12' 3" (5.00m x 3.73m)

Having a rear facing patio door and a radiator.

Reception Room Three

Irregular Shaped Room 8' 3" x 17' 8" (2.51m x 5.38m)

Having a front facing double glazed window.

Kitchen

Irregular Shaped Room 8' 7" x 7' 7" (2.62m x 2.31m)

Having a front facing double glazed window, a dishwasher, hob & oven - all integrated appliances.

Bedroom One

Irregular Shaped Room 13' 8" x 8' 3" (4.17m x 2.51m)

Having a rear facing double glazed window and a radiator.

Bedroom Two

Irregular Shaped Room 8' 5" x 14' 1" Into max (2.57m x 4.29m)

Having a front facing double glazed window and a radiator.

Bedroom Three

Irregular Shaped Room 7' 8" x 11' (2.34m x 3.35m)

Having a rear facing double glazed window and a radiator.

Bedroom Four

Irregular Shaped Room 11' 7" x 18' 2" (3.53m x 5.54m)

Having a front facing patio door, a front facing double glazed window, en-suite, W/C and sink.

Outside

To the front of the property there is a driveway.

To the rear of the property there is a well kept patio and lawn.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Rockingham Gardens, Rotherham

- TOWN HOUSE
- FOUR BEDROOMS
- EN-SUITE
- THREE RECEPTION ROOMS
- CLOSE TO SCHOOLS

Tenure: Freehold EPC Rating: B
Council Tax Band: D

guide price

£300,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF113361 - 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.

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