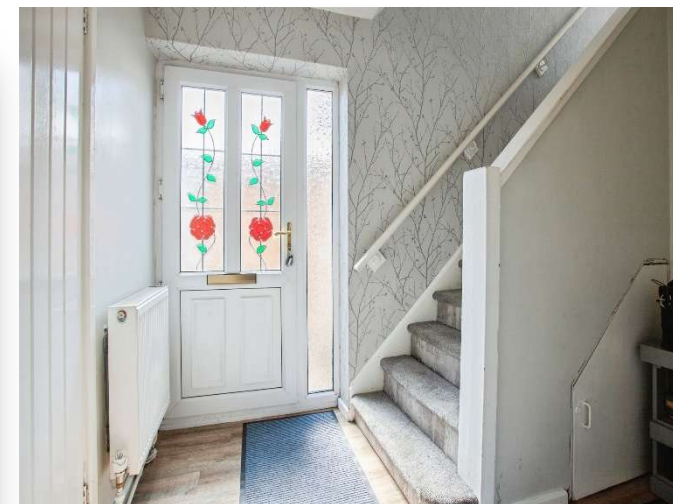




Malin Road, East Herringthorpe Rotherham S65 3QN

welcome to

Malin Road, East Herringthorpe Rotherham

£180,000- £190,000- READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking a well presented rear garden & patio...CALL TO VIEW!!!



Cloakroom

Leading from the entrance hall is a downstairs W/C hand basin, a front facing double glazed window and a boiler.

Lounge

Irregular Shaped Room 11' 1" max x 12' 6" max (3.38m max x 3.81m)

Having a front facing double glazed window and a radiator, open plan to kitchen diner.

Kitchen/Diner

Irregular Shaped Room 11' 3" max x 17' 4" into recess (3.43m max x 5.28m)

Leading from the lounge is a fully open plan kitchen/diner which features wall and base units aswell as fitted appliances like oven, hob and extractor fan. There is a fridge freezer, radiator, fitted dishwasher aswell as a double sink and drainer. There is a rear facing double glazed door which leads to the garden.

Entrance Hall

Irregular Shaped Room x (x)

Having a side facing double glazed door and a radiator.

Bedroom One

Irregular Shaped Room 13' 3" into recess x 11' 6" into recess (4.04m into recess x 3.51m)

Generous sized master bedroom which features a front facing double glazed window, radiator and a storage cupboard.

Bedroom Two

Irregular Shaped Room 9' 7" max x 11' 6" max (2.92m max x 3.51m)

Having a rear facing double glazed window, radiator and storage cupboard.

Bedroom Three

Irregular Shaped Room 9' 4" into recess x 8' into recess (2.84m into recess x 2.44m)

Sitting to the front of the property, this bedroom has a rear facing double glazed window and a radiator.

Bathroom

Sitting to the rear of the property the bathroom features a shower over bath, W/C wash basin, a heated towel rail and a rear facing double glazed window.

Outside

To the front - Sitting on a large corner plot we have a driveway for multiple cars, a detached garage, lawn and enclosed fencing.

To the rear - Accessed from the front garden and kitchen/diner we have a patio, lawn, a large storage shed and enclosed fencing.

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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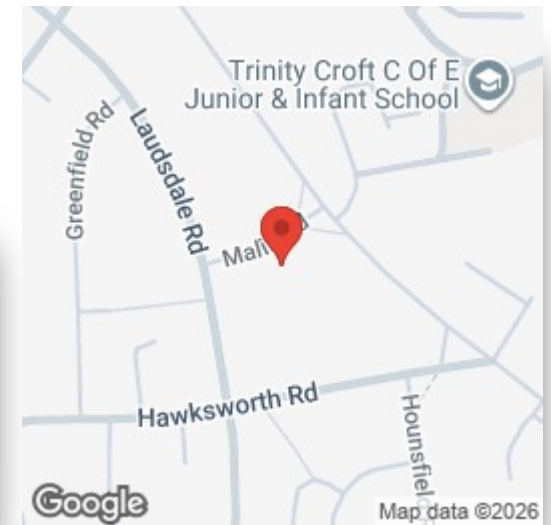
- Three bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities/transport links/schools
- Driveway and garage providing off road parking
- Well presented rear garden and patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£180,000



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117293



Property Ref:
RTF117293 - 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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