



## 47 The Green - 50% OWNERSHIP

, Rotherham, S60 3AD

**Guide price £130,000**



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## 50% OWNERSHIP

£130,000-£135,000 FOR 50% OWNERSHIP

Rent £300.84 per month for the other half.

This four double bedroom end town house is great for a family with its recently landscaped garden, driveway, two reception rooms, wc, kitchen and bathroom. Situated on a corner plot there is potential to extend.

Within walking distance is Rotherham Hospital and also the town centre making it great for commuting to work. The motorway links are also a short drive away for anyone using the M1. Close by are shops, supermarkets, salons and local schools.

The other 50% of the property is rented to the owner but there is the potential to purchase to make it a full ownership if required -THIS IS TO BE DISCUSSED ONCE COMPLETED AND LIVED IN FOR 12 MONTHS WITH THE COMPANY. WE CANNOT DISCUSS THE PRICE OF THE OTHER HALF AS THIS IS DEALT WITH BY ANOTHER COMPANY.

COUNCIL TAX BAND C

### Entrance Hallway

External door leading into the hallway. Doors into the lounge, dining room, kitchen and WC. Stairs leading to the first floor. Two built in storage cupboards with space for a dryer and freezer.

### WC Shower Room

Front facing window. WC and pedestal sink. Shower cubicle.

### Lounge

Front facing window. Open plan space leading onto the dining room.

### Dining Room

Space for a full dining table and chairs. Doors leading to the rear garden. Door into kitchen.

### Kitchen

Wall and base units with integral oven, hob with extractor fan, sink with drainer. Space for washing machine, fridge freezer. Rear door leading to the garden.

### First Floor Landing

Doors leading to the bedrooms and bathroom. Loft hatch leading to a partially boarded loft. Built in storage cupboard.

### Bathroom

WC, pedestal sink, bath with shower over. Rear facing window.

### Master Bedroom

Space for a double bed and wardrobe. Front facing window.

### Bedroom Two

Space for a double bed and wardrobe. Rear facing window.

### Bedroom Three

Space for a double bed and wardrobe.

### Bedroom Four

Space for a double bed and wardrobe. Front facing window. Built in storage cupboard.

### Exterior

To the front of the house there is an iron fence surrounding a lawn area. The path leads to the front door and to the side of the house where there is space for storage. To the rear of the property there is fence with gate leading to the driveway. There is an artificial lawn and patio area. There is also space for a shed.



## Road Map



## Hybrid Map



## Terrain Map



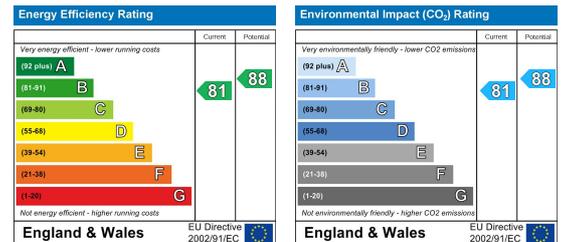
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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