



Hague Avenue, Rawmarsh, Rotherham S62

Situated in a peaceful area with access to good local schools, parks, and essential amenities, perfect for families. | The home features a dining room, cosy lounge, and a well-designed kitchen, ideal for entertaining and family living. | Two double bedrooms with built-in wardrobes and a single bedroom provide ample space for a growing family or home office. | The spacious garden is perfect for outdoor activities, while the garage offers additional storage or workspace. | A driveway provides off-road parking.

Guide Price: £170,000 - £175,000



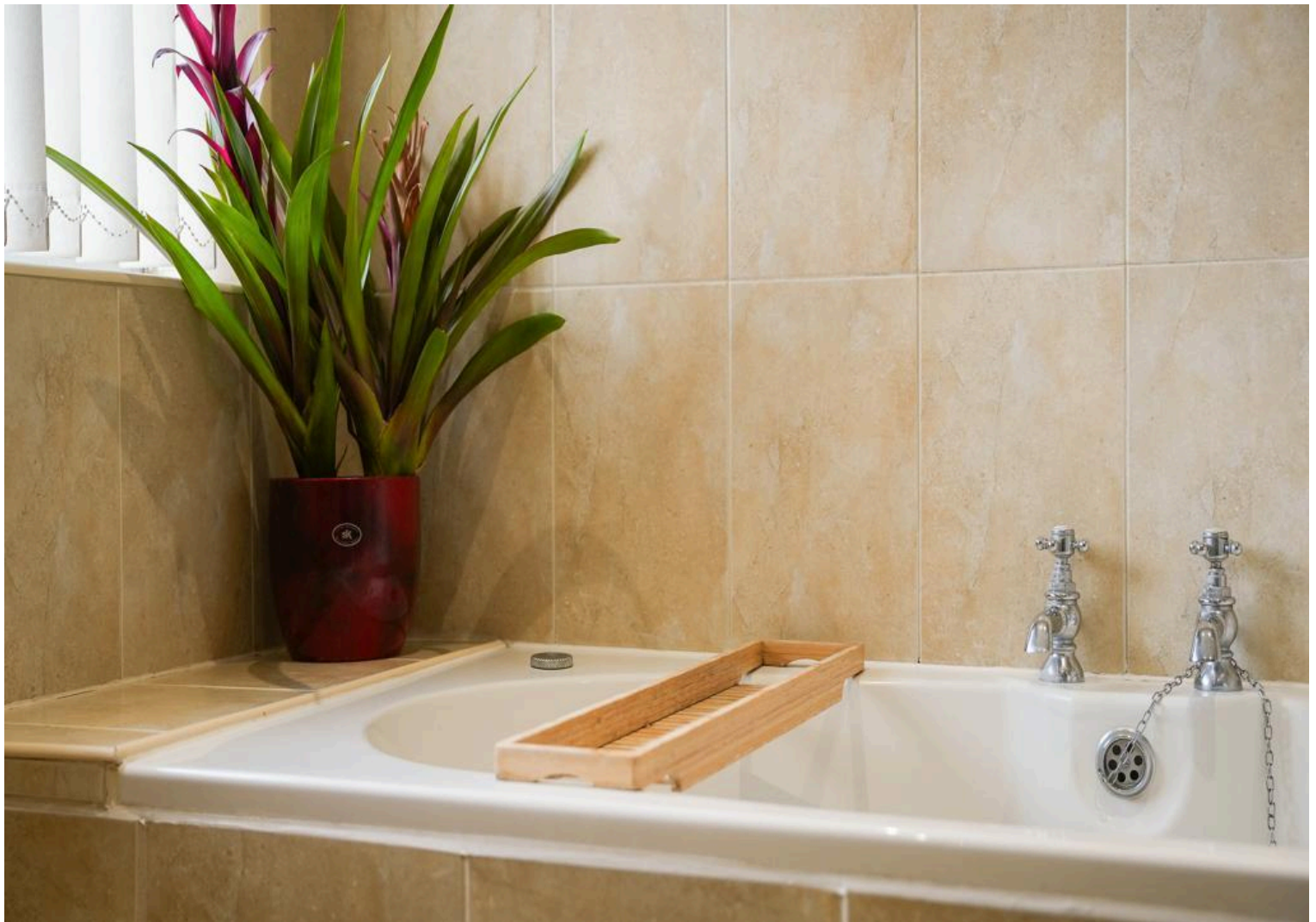
Hague Avenue, Rawmarsh, Rotherham S62

DESCRIPTION

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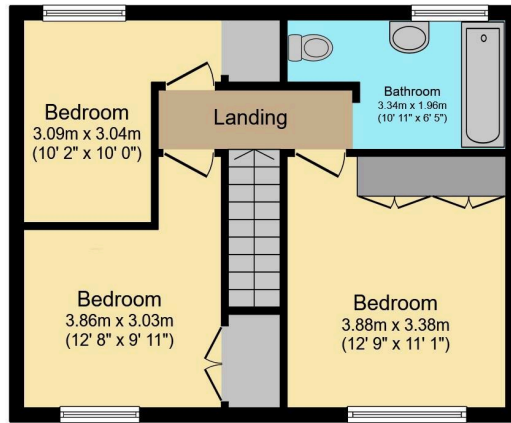
Upon entering the property, you are welcomed into the hallway. To the left, the dining room offers a charming space for family meals or entertaining guests, while the lounge on the right provides a cosy area for relaxation. Both rooms lead through to the kitchen, creating a smooth flow that makes the home perfect for social gatherings and everyday living. Upstairs, the property features two spacious double bedrooms, both with built-in wardrobes, providing ample storage space. A third single bedroom is ideal for a nursery, home office, or guest room. The family bathroom is generously sized, ensuring convenience for busy households. Outside, the property boasts a large garden, perfect for outdoor activities, gardening, or family barbecues. A garage offers extra storage or workspace, and the driveway provides convenient off-road parking. Situated in a friendly area, this home is ideal for mature families or young couples. The location is well-connected to nearby towns and cities, with excellent transport links and proximity to local shops, schools, and parks, making it a great option for those who value convenience and community.



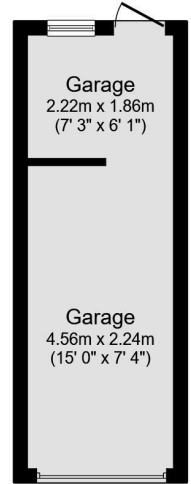




Ground Floor
Floor area 43.0 m² (463 sq.ft.)



First Floor
Floor area 43.0 m² (463 sq.ft.)



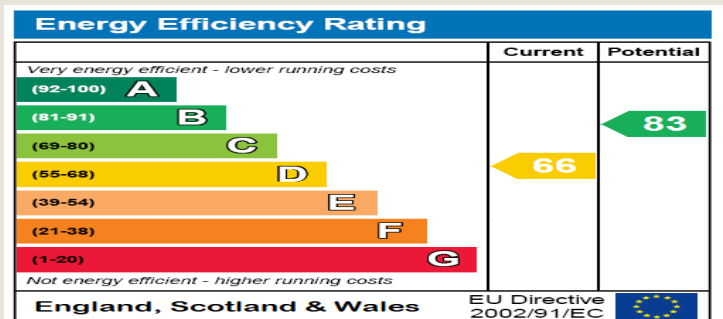
Garage
Floor area 14.6 m² (157 sq.ft.)

TOTAL: 100.7 m² (1,083 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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to sell or let?

If you are thinking of selling your home or just curious to discover the value of your property, We would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of estate agents.

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