



17 Wilson Avenue

Rawmarsh, Rotherham, S62 7HA

Guide Price £169,950



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Entrance

Utility Room

1.26 x 0.80 [4'1" x 2'7"]

Kitchen Dining Room

5.57 x 2.68 [18'3" x 8'9"]

Conservatory

3.84 x 3.71 [12'7" x 12'2"]

Lounge

6.51 x 3.18 [21'4" x 10'5"]

Bedroom One

3.63 x 3.83 [11'10" x 12'6"]

Bedroom Two

4.57 x 3.18 [14'11" x 10'5"]

Bedroom Three

2.80 x 2.26 [9'2" x 7'4"]

Bathroom

3.23 x 1.71 [10'7" x 5'7"]

Outside

Key Features

Lounge: Generously sized living room, open staircase with modern décor and large windows for natural light.

Conservatory: A bright, glass-enclosed space attached to the house, providing extra living or dining space with views of the garden.

Fitted Kitchen: A modern, well-equipped kitchen with integrated appliances (oven, hob, extractor, fridge-freezer), ample storage, and stylish worktops.

Three Bedrooms: Large master bedroom with built-in wardrobes, a second double bedroom, and a third smaller bedroom suitable for a child's room, guest room, or office.

Bathrooms: Family bathroom, with a modern suite including a bathtub and shower.

Energy Efficiency: Double-glazed windows, insulation, and the benefit of solar panels to lower electricity costs.

Modern Finishes: Neutral décor, wood or tiled flooring, LED lighting, and contemporary fixtures throughout.

Extensive Gardens: Large rear garden with well-maintained lawns with for outdoor seating.

Driveway & Parking: Off-road parking for multiple vehicles.

Solar Panels: Roof-mounted solar panels to reduce energy costs and improve efficiency.

Book a Viewing

If you would like to book a viewing of this property please call one of our property advisors on 01226 771333 Monday to Friday between 9am to 5pm or visit www.psbarnsley.co.uk

Thinking of selling?

If you are thinking of selling your home or just curious to discover the value of your property, The Property Shop would be pleased to provide free, no obligation sales and marketing advice.

The Property Shop, 208 Barnsley Road, Cudworth
Barnsley, S72 8UJ



Road Map



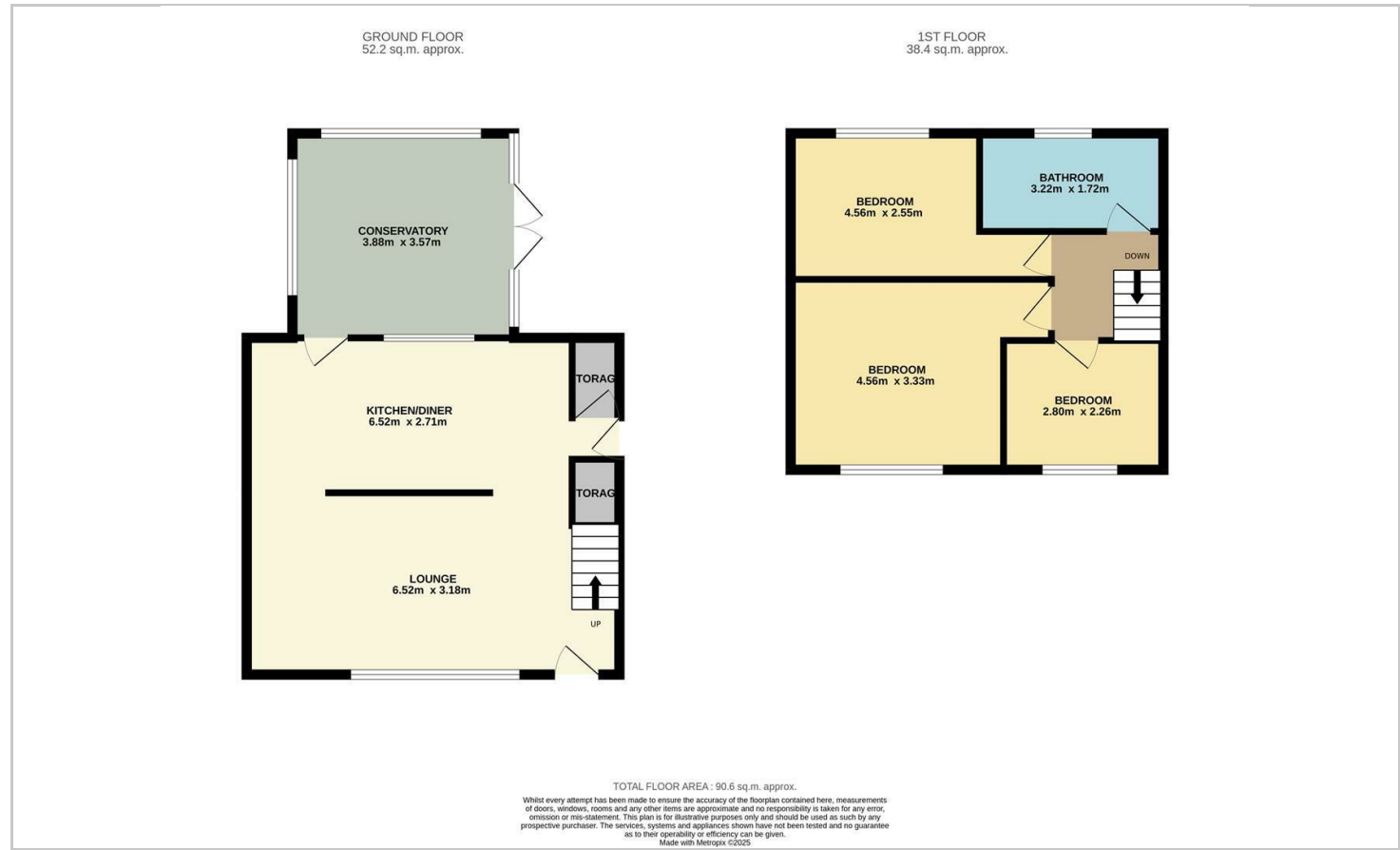
Hybrid Map



Terrain Map



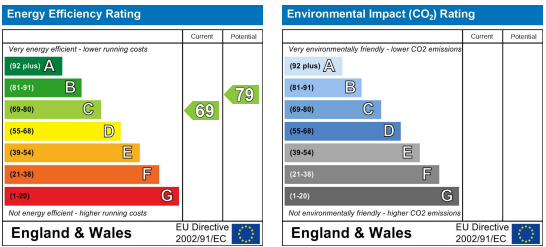
Floor Plan



Viewing

Please contact our TPS Barnsley Office on 01226 771333 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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