



**Carlton Road, Rawmarsh ROTHERHAM S62 6FB**



**welcome to**

**Carlton Road, Rawmarsh ROTHERHAM**

GUIDE PRICE £240,000 - £250,000 Sitting pretty is this ABSOLUTELY STUNNING DETACHED HOME. Ideal for a large/growing family with multiple bathrooms to avoid the morning rush!! With a delightful generously sized rear garden, this property ticks all the boxes. CALL TODAY TO AVOID MISSING OUT!!!



### **Entrance Hall**

Having a front facing double glazed door and three week old boiler.

### **Downstairs W.C**

Having a wash hand basin, W.C, central heating radiator and side facing double glazed window.

### **Lounge**

11' 11" to maximum x 15' 3" to maximum ( 3.63m to maximum x 4.65m to maximum )  
Having a double glazed bay window, gas fire, central heating radiator and rear facing double glazed window and patio doors leading to garden.

### **Dining Room**

7' 11" to maximum x 9' 8" to maximum ( 2.41m to maximum x 2.95m to maximum )  
Having a front facing double glazed window and central heating radiator.

### **Kitchen**

8' 8" into cupboard recess x 12' 6" into cupboard recess ( 2.64m into cupboard recess x 3.81m into cupboard recess )  
Having a fitted kitchen comprising of wall and base units, worktops and splashback, electric hob and oven, sink and drainer. Fitted with wood flooring and rear facing double glazed window and door.

### **Bedroom One**

10' 5" to maximum x 9' 11" to maximum ( 3.17m to maximum x 3.02m to maximum )  
Having a front facing double glazed window, central heating radiator and built in wardrobe.

### **Bedroom Two**

9' 5" to maximum x 9' to maximum ( 2.87m to maximum x 2.74m to maximum )  
Having a rear facing window with great views, central heating radiator and built in wardrobes.

### **Bedroom Three**

9' 10" to maximum x 5' 9" into entrance recess ( 3.00m to maximum x 1.75m into entrance recess )  
Having a rear facing double glazed window, central

heating radiator, and built in wardrobes.

### **Bedroom Four**

6' 6" to maximum x 10' 8" to maximum ( 1.98m to maximum x 3.25m to maximum )  
Having a front facing double glazed window, central heating radiator and built in wardrobes.

### **Bathroom**

Having bath with shower over, wash hand basin and W.C. Having a side facing double glazed window and tiled walls and floor.

### **Front Garden**

Having enough space to park two cars.

### **Rear Garden**

Having a decked area off from the kitchen and lounge and a sloped garden.

### **Garage**

8' 5" to maximum x 17' 7" to maximum ( 2.57m to maximum x 5.36m to maximum )



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welcome to

## Carlton Road, Rawmarsh ROTHERHAM

- Immaculately presented throughout
- Generous sized rear garden
- Near to local schools
- Perfect for a growing/large family
- An en-suite to master

Tenure: Freehold EPC Rating: B

guide price

**£240,000 - £250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF111668 - 0005

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william h brown



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