



Northfield Avenue, Rawmarsh Rotherham S62 7JZ

welcome to

Northfield Avenue, Rawmarsh Rotherham

£155,000 - NEED THAT EXTRA SPACE? - Offered to market is this spacious three bedroom semi-detached property perfect for the family buyer. Boasting two reception rooms with off road parking and a delightful rear garden with a patio area...CALL NOW TO ARRANGE A VIEWING!!!



Entrance Porch

Having a front facing double glazed window and door and a side facing double glazed window.

Entrance Hall

Having a front facing door, a side facing double glazed window, a central heating radiator and useful under stairs storage.

Lounge

16' 10" into bay window x 13' 6" (5.13m into bay window x 4.11m)

Having a front facing double glazed bay window, a central heating radiator and a feature fireplace.

Dining Room

10' 3" x 19' 6" (3.12m x 5.94m)

Having rear facing double glazed patio doors leading to the garden, a rear facing double glazed window, a central heating radiator and a feature fireplace.

Kitchen

16' x 6' 5" (4.88m x 1.96m)

Fitted with wall and base units housing the integrated fridge/freezer with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a washing machine and a dryer. Having a front facing double glazed window, a rear facing double glazed window and door and a central heating radiator.

Landing

Having a side facing double glazed window and providing entry to the loft.

Bedroom One

12' 1" x 11' 11" (3.68m x 3.63m)

Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

8' 1" x 11' 11" (2.46m x 3.63m)

Having a rear facing double glazed window, a central heating radiator and fitted wardrobes providing

hanging and storage space.

Bedroom Three

9' 6" x 8' 7" (2.90m x 2.62m)

Having a front facing double glazed window and a central heating radiator.

Bathroom

Being fully tiled and fitted with a bath with an electric shower over, a hand wash basin and a W.C. Having a rear facing double glazed window and a central heating radiator.

Outside

To the front is a drive providing off road parking and a lawned garden.

To the rear is a generous sized lawned garden with a patio area.



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welcome to

Northfield Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout - two good sized reception rooms
- Ideal family purchase
- Well placed to local amenities & transport links
- Drive providing off road parking

Tenure: Freehold EPC Rating: D

£155,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114532



Property Ref:
RTF114532 - 0004

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