



Roughwood Road, Rotherham S61 3HR

welcome to

Roughwood Road, Rotherham

GUIDE PRICE £150,000 - £160,000 - TIME TO FLY THE NEST? - Making a perfect purchase for first time buyers or a young family. This three bedroom semi-detached property boasts OFF ROAD PARKING & a generous sized GARDEN to the rear with summer house. Being ideally placed for local amenities- CALL NOW!



Entrance Hall

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

Lounge

13' x 12' 9" (3.96m x 3.89m)

Having a front facing double glazed window, a central heating radiator and French doors leading to the Kitchen / Diner.

Kitchen

19' 1" x 9' 6" (5.82m x 2.90m)

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer, a dishwasher and a washing machine. Having a side facing double glazed door, a rear facing double glazed window, a central heating radiator and spotlights to the ceiling.

Landing

Having a side facing double glazed window, a built in storage cupboard and providing entry to the loft.

Bedroom One

11' to maximum point x 10' 6" to maximum point (3.35m to maximum point x 3.20m to maximum point)

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

Bedroom Two

12' 7" x 9' 1" (3.84m x 2.77m)

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

Bedroom Three

7' 9" x 8' 7" (2.36m 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 a shower over, a hand wash basin and a W.C. Having a side and rear facing double glazed window, and

spotlights to the ceiling.

Outside

To the front is a drive providing off road parking.

To the rear is lawned garden with a patio area, a summer house and a BBQ area enclosed with plastic fence.



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welcome to

Roughwood Road, Rotherham

- Three bedroom semi-detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Drive providing off road parking
- Rear garden with patio and summer house

Tenure: Freehold EPC Rating: C

guide price

£150,000 - £160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114382 - 0004

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)