



Carlton Road, Rawmarsh Rotherham S62 6FB

welcome to

Carlton Road, Rawmarsh Rotherham

GUIDE PRICE £280,000-£290,000 - START THE DREAM HERE - Sitting pretty is this four bedroom detached property making the ideal purchase for a large/growing family with multiple bathrooms to avoid the morning rush!! Boasting a delightful generously sized rear garden this property ticks all the boxes.



Entrance Hall

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

Downstairs W.C.

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

Lounge

11' 11" into recess x 15' 6" into bay (3.63m into recess x 4.72m into bay)
Having rear facing double glazed patio doors leading to the garden, a central heating radiator and a feature fireplace.

Dining Room

7' 10" x 9' 11" (2.39m x 3.02m)
Having a front facing double glazed window and a central heating radiator.

Kitchen

12' 7" x 8' 8" (3.84m x 2.64m)
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 and a washing machine. Having 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

10' 10" x 10' 1" (3.30m x 3.07m)
Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

En Suite

Being fully tiled and fitted with a shower cubicle, a hand wash basin and a W.C. Having a front facing double glazed window and a heated towel rail.

Bedroom Two

9' 7" to maximum point x 10' (2.92m to maximum point x 3.05m)
Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

Bedroom Three

9' 8" x 9' 3" (2.95m x 2.82m)
Having a rear facing double glazed window, a central heating radiator and a built in storage cupboard.

Bedroom Four

6' x 10' 7" (1.83m x 3.23m)
Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

Bathroom

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

Outside

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

To the rear is a beautifully presented enclosed lawned garden with a patio area and a shed providing outdoor storage.



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welcome to

Carlton Road, Rawmarsh Rotherham

- Four bedroom detached property
- Ideal purchase for the family buyer
- Well presented & spacious accommodation throughout
- Drive & garage providing off road parking
- Delightful rear garden & patio

Tenure: Freehold EPC Rating: B

£280,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114668 - 0005

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