









welcome to

Dale Street, Rawmarsh Rotherham

£140,000 - HOME SWEET HOME - This beautifully presented three bed mid terraced is offered to market making the perfect family home. Boasting spacious accommodation throughout and close to local amenities & transport links. CALL NOW TO VIEW!!!













Lounge

12' 6" into chimney breast recess x 12' 1" to amximum point (3.81m into chimney breast recess x 3.68m to amximum point)

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

Dining Room

12' 5" to maximum point x 11' 9" to maximum point (3.78m to maximum point x 3.58m to maximum point) Having a rear facing double glazed window, a central heating radiator and providing access to the cellar.

Kitchen

9' 9" to maximum point x 6' 3" to maximum point (2.97m to maximum point x 1.91m to maximum point)
Fitted with wall and base units housing the integrated oven, the hob and extractor fan with space and plumbing for a washing machine. Having a side facing double glazed window and a rear facing door.

Bedroom One

12' 6" into chimney breast recess x 12' to maximum point (3.81m into chimney breast recess x 3.66m to maximum point)

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

Bedroom Two

11' 3" plus recess x 9' to maximum point (3.43m plus recess x 2.74m to maximum point) Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

15' 11" x 12' 6" into recess ($4.85 \,\mathrm{m}$ x $3.81 \,\mathrm{m}$ into recess) Having a rear facing double glazed window, a central heating radiator and storage to the eaves.

Bathroom

Situated on the ground floor fitted with a bath with a shower over, a hand wash basin and a W.C. Also having a heated towel rail.

Outside

To the front is a yard.

To the rear is a lawned garden with a decked area.





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Dale Street, Rawmarsh Rotherham

- Three bedroom mid terraced property Attic bedroom
- Spacious & well presented accommodation throughout
- Close to local amenities & transport links
- Ideal family home
- Enclosed rear garden with decked area

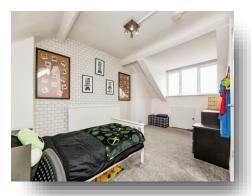
Tenure: Freehold EPC Rating: D

guide price

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF114914



Property Ref: RTF114914 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.