



**Brunt Road, Rawmarsh Rotherham S62 5EW**



**welcome to**

**Brunt Road, Rawmarsh Rotherham**

£120,000-£130,000 - LET'S GET YOU STARTED! - Offered to market with NO CHAIN is this spacious three bed semi detached making the ideal family home. Boasting good sized rooms throughout with off road parking and a generous sized rear garden...CALL NOW TO VIEW!!!



### **Entrance Porch**

Having a front facing double glazed window & door and fitted base unit.

### **Entrance Hall**

Having a side facing double glazed window and the stairs to the landing with under stairs storage cupboard.

### **Lounge**

23' 1" to maximum point x 11' 7" to maximum point ( 7.04m to maximum point x 3.53m to maximum point )  
Having a front facing double glazed window, rear facing French doors leading to the garden, two central heating radiators and a feature fireplace.

### **Kitchen**

7' 11" to maximum point x 8' 8" to maximum point ( 2.41m to maximum point x 2.64m to maximum point )  
Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with worktops housing the sink & drainer. There is also space and plumbing for a washing machine. Having a side facing double glazed window, a rear facing double glazed door and a central heating radiator.

### **Landing**

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

### **Bedroom One**

13' 2" to maximum point x 12' 1" into fitted wardrobes ( 4.01m to maximum point x 3.68m into fitted wardrobes )  
Having a front facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

9' 8" x 12' 1" into recess ( 2.95m x 3.68m into recess )  
Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

8' to maximum point x 8' 8" to maximum point ( 2.44m to maximum point x 2.64m to maximum point )

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

### **Shower Room**

Fitted with a walk in shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed obscured window, a heated towel rail and a storage cupboard.

### **Outside**

To the front is a shared drive providing off road parking.

To the rear is a lawned garden with a patio area enclosed with fencing to one side of the garden.



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## Brunt Road, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: Awaiting

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114560 - 0002

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william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



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



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**