









welcome to

Green Rise, Rawmarsh Rotherham

£350,000 - PICTURE PERFECT - This two bedroom detached bungalow with ANNEX boasts beautifully presented & spacious accommodation throughout, a garage with driveway and stunning front & rear gardens...NOT TO BE MISSED - CALL NOW!













Lounge

20' 4" to maximum point x 10' 9" into chimney breast recess (6.20m to maximum point x 3.28m into chimney breast recess)

Having a front facing double glazed window and two central heating radiators.

Kitchen

8' 10" to maximum point x 14' 8" to maximum point (2.69m to maximum point x 4.47m to maximum point) Fitted with wall and base units housing the integrated hob, the oven and the extractor fan, the fridge/freezer, dishwasher & the washing machine with coordinating worktops housing the sink & drainer. Having a front facing double glazed window, a side facing double glazed window and door and a central heating radiator.

Reception Room

8' 10" to maximum point x 9' 3" to maximum point (2.69m to maximum point x 2.82m to maximum point) Having a side facing double glazed window and a central heating radiator.

Conservatory

11' to maximum point x 11' 1" to maximum point (3.35m to maximum point x 3.38m to maximum point) Having rear facing double glazed French doors leading to the garden and a central heating radiator.

Inner Hall

Having a built in storage cupboard and loft hatch providing entry to the loft.

Bedroom One

10' 8" to maximum point x 13' 4" onto fitted wardrobes (3.25m to maximum point x 4.06m onto fitted wardrobes) Having a side facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

13' 9" x 9' 11" to maximum point (4.19m x 3.02m to maximum point)
Having a rear facing double glazed window and a

central heating radiator. Also providing entry to the loft via hatch.

Bathroom

Fitted with a bath and a separate shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed obscured window, a heated towel rail, spotlights to the ceiling and an extractor fan.

Annex

The annex comprises of a Living Room, Kitchen, Bedroom (3), Conservatory and Bathroom.

Outside

To the front is a good sized block paved driveway leading to the garage providing ample off road parking along with a lawned garden.

To the rear is a beautifully presented lawned garden & a patio area all enclosed with fencing.

Garage

The detached garage is fitted with power.





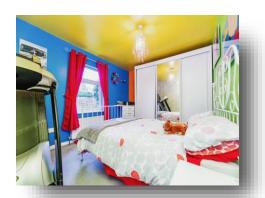
welcome to

Green Rise, Rawmarsh Rotherham

- Two bedroom detached bungalow
- Sought after location well placed for amenities & transport links
- Beautifully presented & spacious accommodation throughout
- Additional ANNEX with own Kitchen & Bathroom
- Stunning lawned gardens to the front and rear

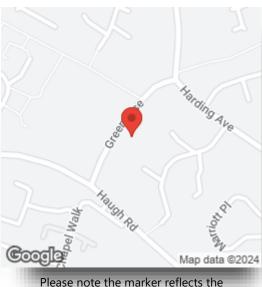
Tenure: Freehold EPC Rating: Awaited

£350,000









Please note the marker reflects the postcode not the actual property

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Property Ref: RTF114875 - 0004 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.





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