



Green Rise, Rawmarsh Rotherham S62 7DH

welcome to

Green Rise, Rawmarsh Rotherham

GUIDE PRICE £340,000-£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.



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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: C

Council Tax Band: C

guide price

£340,000-£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114875 - 0005

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