









welcome to

Alderson Avenue, Rawmarsh Rotherham

GUIDE PRICE £160,000 - £170,000 Tucked away in this delightful location close to local amenities, SCHOOLS & PARKS, this beautifully presented detached home is sure to impress. Boasting accommodation, you can just pack your bags & move into, a DRIVEWAY & a delightful rear GARDEN...... MUST BE VIEWED!!













Entrance Hall

Having a front facing composite door, useful storage shelves and a central heating radiator.

Lounge

12' 7" into recess x 17' 1" into bay window (3.84m into recess x 5.21m into bay window)

A well presented room benefiting from storage under stairs, a front facing double glazed bow window and a central heating radiator.

Kitchen / Diner

12' 7" x 8' 1" (3.84m x 2.46m)

a delightful kitchen fitted with a range of wall and base units housing the sink & drainer unit and integral oven, hob and extractor fan. Having space for a washing machine and fridge freezer. Also benefiting from a side facing door, two rear facing double glazed windows and a central heating radiator.

Landing

Having access to the loft which is boarded, insulated and benefiting from light. There is also a side facing double glazed window.

Bedroom One

10' 2" x 9' 7" (3.10m x 2.92m)

Benefiting from built in wardrobes providing hanging & storage space, two front facing double glazed windows and a central heating radiator.

Bedroom Two

 $7' 7'' \times 12' 11''$ into recess ($2.31m \times 3.94m$ into recess) Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a three piece suite comprising of a paneled bath, a wash hand basin and a W.C There is also a rear facing double glazed window and a central heating radiator.

Outside

To the front there is a lawned garden and a driveway

providing off street parking.

To the rear there is a lawned garden and a patio area





welcome to

Alderson Avenue, Rawmarsh Rotherham

- Two double bedroom detached family home
- Immaculately presented accommodation throughout
- Proximity to local amenities, schools & parks
- Modern style kitchen & bathroom
- Front & rear gardens.

Tenure: Freehold EPC Rating: D

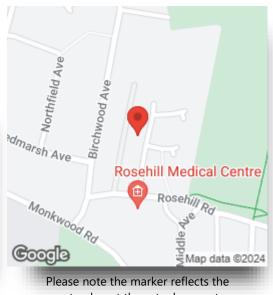
quide price

£160,000 - £170,000









postcode not the actual property

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Property Ref: RTF113313 - 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 quidance 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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