



**Alderson Avenue, Rawmarsh Rotherham S62 7DE**

**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" x 12' 11" into recess ( 2.31m x 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.



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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

guide price

**£160,000 - £170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF113313 - 0004

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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)**