



Willow Avenue, Rawmarsh Rotherham S62 5RW

welcome to

Willow Avenue, Rawmarsh Rotherham

LET'S STAY HOME - Providing the ideal purchase for the FTB/family buyer, is this delightful four bedroom semi detached property. Boasting spacious and well presented accommodation throughout with off road parking and a well presented rear garden...VIEW NOW!



Entrance Hall

Having a front facing door and a radiator.

Lounge / Dining Room

20' 2" x 13' 5" into chimney breast recess (6.15m x 4.09m into chimney breast recess)

Having a front facing window, rear facing patio doors leading to the garden, two radiators and a log burner.

Kitchen

7' 5" x 6' 1" (2.26m x 1.85m)

Fitted with wall and base units housing the integrated dishwasher & fridge/freezer with worktops housing the sink & drainer. There is also space and plumbing for a cooker and a washing machine. Having a side facing window, a rear facing door and a built in storage cupboard.

Landing

Having a side facing window and a built in storage cupboard.

Bedroom One

12' 2" x 9' 8" to maximum point (3.71m x 2.95m to maximum point)

Situated on the second floor having a front facing skylight, a rear facing window and a radiator.

Bedroom Two

10' 6" x 11' 9" (3.20m x 3.58m)

Having a front facing window and a radiator.

Bedroom Three

9' 4" x 7' 6" (2.84m x 2.29m)

Having a rear facing window and a radiator.

Bedroom Four

8' 4" x 6' 6" (2.54m x 1.98m)

Having a front facing window, a radiator and a built in storage cupboard.

Shower Room

Fitted with a shower cubicle, a hand wash basin & vanity and a W.C. Having a side and rear facing

window and a heated towel rail.

Outside

To the front is a drive providing off road parking leading to the detached garage to the rear.

To the rear is a well presented lawned garden with two patio areas.



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welcome to

Willow Avenue, Rawmarsh Rotherham

- Four bedroom semi detached property
- Ideal purchase for the FTB/family buyer
- Well presented and spacious accommodation
- Drive & garage providing off road parking
- Delightful rear garden with patio

Tenure: Freehold EPC Rating: C

offers in excess of

£190,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF114891 - 0003

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