

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 ($6.15m \times 4.09m$ 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^{\prime} 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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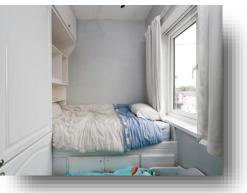
- Four bedroom semi detached property
- Ideal purchase for the FTB/family buyer
- Well presented and spacious accommodation
- Drive & garage providing off road parking
- Delightful rear garden with patio

Tenure: Freehold EPC Rating: C

offers in excess of

£190,000



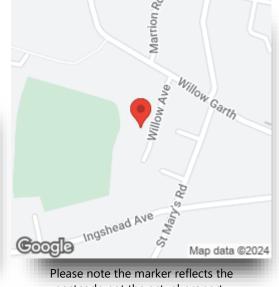


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Property Ref: RTF114891 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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postcode not the actual property

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