



**Park Street, Rawmarsh Rotherham S62 7DA**



**welcome to**

**Park Street, Rawmarsh Rotherham**

A WALK IN THE PARK - Situated in this sought after location within close proximity to local amenities, transport links, schools and Rosehill Victoria Park - this two bedroom mid terrace boasts deceptively spacious accommodation and a low maintenance rear garden. CALL US NOW!



### **Entrance Porch**

Having a side facing double glazed door with a sloped roof.

parking space.

### **Lounge**

12' 10" x 11' 11" ( 3.91m x 3.63m )

Having a front facing double glazed window and door and a radiator.

### **Dining Room**

12' 10" x 11' 9" ( 3.91m x 3.58m )

Having rear facing double glazed patio doors, a radiator and the original feature fire.

### **Kitchen**

6' 2" x 10' 1" ( 1.88m x 3.07m )

A tiled kitchen fitted with wall and base units housing the integrated hob, oven and washing machine. Having a rear facing double glazed window.

### **Conservatory / Sun Room**

5' 5" x 6' 11" ( 1.65m x 2.11m )

Having rear facing double glazed patio doors leading to the garden.

### **Attic Bedroom**

15' 5" x 9' 8" ( 4.70m x 2.95m )

Having a rear facing double glazed window, a radiator and a fitted wardrobe.

### **Bedroom Two**

12' 10" x 11' 11" ( 3.91m x 3.63m )

Having a front facing double glazed window, a radiator and a walk in wardrobe along with an antique feature fireplace.

### **Bathroom**

Being partly tiled and fitted with a corner bath and a separate shower cubicle, a hand wash basin and a W.C. Having two rear facing double glazed windows and a radiator.

### **Outside**

To the rear is a generous sized lawned garden with a patio area and an outhouse along with a private car



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## Park Street, Rawmarsh Rotherham

- Two bedroom mid terraced property
- Two reception rooms
- Popular location - well placed to amenities, transport links & schools
- Low maintenance rear garden
- CALL TO VIEW

Tenure: Freehold EPC Rating: E

guide price

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115046 - 0004

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