



Claypit Lane, Rawmarsh Rotherham S62 5JJ

welcome to

Claypit Lane, Rawmarsh Rotherham

THE ACE OF SPACE!! THE ACE OF SPACE!! Currently used as a FOUR-bedroom property spread out over three levels, this Tardis need to be viewed!
PARKING INCLUDED, CALL NOW TO VIEW!



Lounge

12' 4" x 11' 10" (3.76m x 3.61m)

The lounge has a front facing double glazed bay window, radiator and feature fireplace with log burner

Kitchen/Dining Room

25' 4" x 12' 1" narrowing to 8' (7.72m x 3.68m narrowing to 8')

The extended kitchen diner has a radiator, side facing double glazed window, rear facing double glazed window and rear facing door to the garden. The kitchen is fitted with a range of base and wall units and has integrated appliances such as a dishwasher, fridge freezer and washing machine. There is also an integrated oven and induction hob. The kitchen also allows access to the converted cellar.

Cellar

11' 10" irregular head heigh x 11' 1" (3.61m irregular head heigh x 3.38m)

Fully converted by the current owners and used as a bedroom with central heating radiator

Landing

The spacious landing has two radiators and a rear facing double glazed window.

Bedroom One

9' 9" x 9' 7" (2.97m x 2.92m)

With aside facing double glazed window

Bedroom Two

12' 3" into recess x 6' 5" (3.73m into recess x 1.96m)

With a front facing double glazed window.

Bedroom Three

8' 1" x 5' 1" (2.46m x 1.55m)

With a side facing double glazed window, built in storage that gives access to the loft.

Bathroom

The spacious family bathroom has a shower cubicle, bath, WC, Hand wash basin with built in storage

underneath and a heated towel rail.

Front Garden

To the front of the property is small yard.

Rear Garden

The rear garden has a nice decking area and artificial lawn. There is also off road parking to the rear.



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Claypit Lane, Rawmarsh Rotherham

- END TERRACE
- EXTENDED
- CONVERTED CELLAR
- REAR DECKING AREA AND GARDEN
- OFF ROAD PARKING

Tenure: Freehold EPC Rating: D

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115078 - 0006

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