



**Monkwood Road, Rawmarsh Rotherham S62 7JN**

**welcome to**

**Monkwood Road, Rawmarsh Rotherham**

GUIDE PRICE £280,000 - £290,000 .... A PERFECT OPPORTUNITY - Offered to market is this detached residential/business property making the ideal purchase for the family buyer/business owner. Boasting spacious accommodation throughout with 5 bedrooms and a chip shop to the front...CALL TO VIEW!!!



### **Lounge**

27' 8" x 11' 3" ( 8.43m x 3.43m )

Having a front facing window and door, rear facing patio doors leading to the garden and a radiator.

### **Kitchen**

12' 5" x 10' 8" into chimney breast ( 3.78m x 3.25m into chimney breast )

Fitted with wall and base units with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a rear facing window and a radiator.

### **Utility Room**

9' 6" x 11' ( 2.90m x 3.35m )

Fitted with base units with worktops housing the sink & drainer. Having a rear facing window.

### **Chip Shop**

10' 11" x 27' 3" ( 3.33m x 8.31m )

Having two front facing windows and doors.

### **Bedroom One**

10' 11" into chimney breast x 14' 3" ( 3.33m into chimney breast x 4.34m )

Having a front & side facing window and a radiator.

### **Bedroom Two**

7' 5" x 11' 3" ( 2.26m x 3.43m )

Having a front facing window and a radiator.

### **Bedroom Three**

7' x 9' 8" ( 2.13m x 2.95m )

Having a front facing window and a radiator.

### **Office**

A room situated between two of the bedrooms set up as an office however, has potential to be a walk in wardrobe, storage room etc.

### **Bedroom Four**

11' 7" x 10' 2" ( 3.53m x 3.10m )

Having a rear facing window and a radiator.

### **Bedroom Five**

10' 9" into recess x 11' 2" into recess ( 3.28m into recess x 3.40m into recess )

Having a rear facing window and a radiator.

### **Bathroom**

Fitted with a bath and a separate shower cubicle, a hand wash basin and a W.C. Having two rear facing windows and a radiator.

### **Outside**

Benefiting from a garage with access from front to rear.

To the rear is a good sized lawned garden with a patio area, an additional garage and an outbuilding providing storage space.



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## Monkwood Road, Rawmarsh Rotherham

- Five bedroom detached property - Chip shop in situ
- Spacious accommodation throughout
- Ideal purchase for the family buyer/business owner
- Off road parking for one with access to rear through garage
- Generous sized rear garden

Tenure: Freehold EPC Rating: D

guide price

**£280,000 - £290,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115051 - 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)**