









## welcome to

# Kilnhurst Road, Rawmarsh Rotherham

£115,000 - FIRST STEP ON THE LADDER? - This three bedroom semi detached property is offered to market making the ideal purchase for the FTB. Boasting good sized accommodation throughout with off road parking and a delightful rear garden...DON'T MISS OUT!!!













#### **Entrance Hall**

Having a front facing double glazed door and a radiator.

## Lounge

12' 9" to max point x 12' 11" into recess ( 3.89m to max point x 3.94m into recess )

Having a rear facing double glazed window and a radiator.

## **Dining Room**

12' 6" into recess x 13' 10" into recess ( 3.81m into recess x 4.22m into recess )

Having a front & side facing double glazed window, a radiator and a built in storage cupboard.

#### Kitchen

10' 2" to max point x 5' 10" to max point ( 3.10m to max point x 1.78m to max point )

Fitted with wall and base units housing the integrated hob, oven and extractor fan with worktops housing the sink & drainer. Having a side facing double glazed door and a rear facing double glazed window.

## Landing

Having a front facing double glazed window and a built in storage cupboard.

#### **Bedroom One**

12' 8" into recess x 11' 8" to max point ( 3.86m into recess x 3.56m to max point )

Having a rear facing double glazed window, a radiator and the loft hatch.

## **Bedroom Two**

10' 3" to max point x 11' 5" into wardrobe ( 3.12m to max point x 3.48m into wardrobe )

Having a rear facing double glazed window and a radiator.

## **Bedroom Three**

8' 3" to max point x 8' 2" to max point ( 2.51m to max point x 2.49m to max point )
Having a front facing double glazed window and a

radiator.

#### **Bathroom**

Fitted with a bath with a shower over and a hand wash basin. Having a side facing double glazed window and a radiator.

The WC is separate from the main bathroom having a side facing double glazed window and a radiator.

#### **Outside**

To the front is lawned garden and a drive for two cars

To the rear is an enclosed lawned garden with shed and outside tap.





## welcome to

# Kilnhurst Road, Rawmarsh Rotherham

- Three bedroom semi detached property with room to extend at the rear
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB/BTL investors alike
- Off road parking

Tenure: Freehold EPC Rating: D

# £115,000







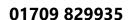


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