









welcome to

Gower Way, Rawmarsh Rotherham

£200,000-£210,000 - THE ONLY WAY IS GOWER WAY - Offered to market is this STUNNING three bedroom town house boasting spacious accommodation throughout with modern decor and en suite to the master. Making the ideal purchase for the FTB/family buyer...CALL TO VIEW NOW!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Kitchen / Diner

9' 6" to max point x 17' 10" to max point (2.90m to max point x 5.44m to max point)

Fitted with wall and base units housing the integrated hob, oven, extractor fan, fridge/freezer and dishwasher. Having a front facing double glazed window and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having an extractor fan and a radiator.

Lounge

12' 11" to max point x 12' 4" to max point (3.94m to max point x 3.76m to max point)

Having rear facing double glazed French doors and a radiator.

Landing

Having a front facing double glazed window and a radiator.

Bedroom One

12' 11" into recess x 10' 6" into recess (3.94m into recess x 3.20m into recess)

Situated on the second floor having two rear facing velux windows, a radiator, fitted wardrobes and the loft hatch.

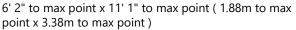
En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a front facing double glazed obscured window, a radiator and an extractor fan.

Bedroom Two

12' 4" to max point x 12' 11" into wardrobe (3.76m to max point x 3.94m into wardrobe)
Having a rear facing double glazed window, a radiator and fitted wardrobes.

Bedroom Three



Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a radiator and an extractor fan.

Outside

To the front is a lawned garden.

To the rear is a lawned garden with a patio area and storage. Also benefiting from two allocated parking spaces.





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Gower Way, Rawmarsh Rotherham

- Three bedroom town house set over three floors
- STUNNING accommodation throughout
- Ideal purchase for the FTB/family buyer
- Front & rear gardens
- Allocated parking spaces

Tenure: Freehold EPC Rating: Awaited

guide price

£200,000









view this property online williamhbrown.co.uk/Property/RTF115354



Property Ref: RTF115354 - 0002 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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