

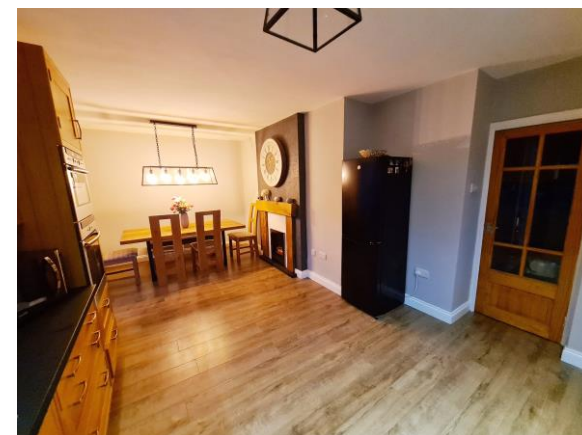


**Meadow Avenue, Rawmarsh Rotherham S62 7EE**

**welcome to**

**Meadow Avenue, Rawmarsh Rotherham**

£160,000-£170,000 - THIS IS THE ONE - This beautiful three bedroom semi detached property makes the perfect purchase for the FTB/small family buyer. Boasting beautifully presented accommodation throughout with off road parking and a delightful rear garden. CALL US NOW!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Lounge**

11' 5" into recess x 14' 6" to max point ( 3.48m into recess x 4.42m to max point )  
Having a front facing double glazed bay window and a radiator.

### **Kitchen / Diner**

20' 5" into recess x 11' 3" into recess ( 6.22m into recess x 3.43m into recess )  
Fitted with wall and base units housing the integrated hob, double oven & extractor fan along with worktops housing the sink & drainer. Having a side facing double glazed window, a radiator, spotlights to the ceiling and an electric fire.

### **Conservatory**

Having side facing double glazed windows, rear facing double glazed French door and a radiator.

### **Landing**

Having a side facing double glazed window and loft hatch.

### **Bedroom One**

14' 8" into recess x 12' 1" into recess ( 4.47m into recess x 3.68m into recess )  
Having a front facing double glazed window and a radiator.

### **Bedroom Two**

14' 7" into recess x 9' 8" to max point ( 4.45m into recess x 2.95m to max point )  
Having a rear facing double glazed window, a radiator and built in storage cupboard.

### **Bedroom Three**

7' 6" into recess x 9' 2" into recess ( 2.29m into recess x 2.79m into recess )  
Having a front facing double glazed window, a radiator and a built in storage unit.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a side & rear facing double glazed obscured window and a heated towel rail.

### **Outside**

To the front is a gravelled space with raised beds and a drive providing off road parking for three cars.

To the rear is an enclosed lawned garden with a patio, a shed and a pond.



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welcome to

## Meadow Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property
- Beautifully presented throughout
- Ideal purchase for the FTB/family buyer
- Off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: B

guide price

**£160,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115040 - 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](https://www.williamhbrown.co.uk)**