



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



**welcome to**

**Monkwood Road, Rawmarsh Rotherham**

£210,000 - LOOKING TO UPSIZE? - Sitting on a corner plot, this four bed extended semi is offered to market making the perfect purchase for the growing family buyer. Boasting spacious accommodation throughout with a drive & a garage along with a good sized garden...CALL TO VIEW NOW!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Downstairs Wc**

Fitted with a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

### **Lounge**

16' 9" into breast recess x 13' into breast recess ( 5.11m into breast recess x 3.96m into breast recess )  
Having a rear facing double glazed bay window and a radiator.

### **Dining Room**

12' 9" into recess x 9' 8" into breast ( 3.89m into recess x 2.95m into breast )  
Having a rear facing double glazed window and a radiator.

### **Kitchen**

17' 7" into recess x 15' into recess ( 5.36m into recess x 4.57m into recess )  
Being an L shaped room fitted with wall and base units housing the integrated extractor fan and dishwasher with worktops housing the sink & drainer. Having a side facing double glazed window and door, two front facing double glazed windows and a radiator.

### **Utility Room**

3' 9" to max point x 8' 11" to max point ( 1.14m to max point x 2.72m to max point )  
Fitted with base units, the boiler and having a rear facing double glazed window.

### **Landing**

Having two front facing double glazed windows, a built in storage cupboard and loft hatch.

### **Bedroom One**

12' 11" into recess x 13' into wardrobe ( 3.94m into recess x 3.96m into wardrobe )  
Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and

storage space.

### **Bedroom Two**

10' 2" to max point x 9' 9" to max point ( 3.10m to max point x 2.97m to max point )  
Having a rear facing double glazed window, a radiator and a shower.

### **Bedroom Three**

10' 4" to max point x 10' 7" to max point ( 3.15m to max point x 3.23m to max point )  
Having a rear facing double glazed window and a radiator.

### **Bedroom Four**

10' 4" into recess x 8' 4" into recess ( 3.15m into recess x 2.54m into recess )  
Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath and a separate shower cubicle, a hand wash basin and a WC. Having a front facing double glazed window and a radiator.

### **Outside**

Situated on a corner plot having a generous sized lawned garden to the front with a decked area.

To the rear is a lawned garden with a drive & a garage providing off road parking.



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## **Monkwood Road, Rawmarsh Rotherham**

- Four bedroom extended semi detached property
- Spacious accommodation throughout
- Ideal purchase for the family buyer
- Drive & garage providing off road parking
- Good sized garden

Tenure: Freehold EPC Rating: D

# £210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115305 - 0002

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