



**Dale Street, Rawmarsh Rotherham S62 7BZ**



**welcome to**

**Dale Street, Rawmarsh Rotherham**

£140,000-£150,000 - HOME SWEET HOME - This beautifully presented three bed mid terraced is offered to market making the perfect family home. Boasting spacious accommodation throughout and close to local amenities & transport links. CALL NOW TO VIEW!!!



### **Lounge**

15' 5" into stairs x 12' 8" into breast ( 4.70m into stairs x 3.86m into breast )

Having a front facing double glazed window, a radiator and a feature log burner.

### **Dining Room**

12' 10" x 12' 1" into breast ( 3.91m x 3.68m into breast )

Having a rear facing double glazed door and a radiator.

### **Kitchen**

9' 3" x 6' 4" ( 2.82m x 1.93m )

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

### **Bedroom One**

12' 9" into recess x 16' 8" into wardrobe ( 3.89m into recess x 5.08m into wardrobe )

Situated on the second floor having a rear facing velux window, a radiator and fitted wardrobes providing hanging and storage space.

### **En Suite**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a front facing velux window and a heated towel rail.

### **Bedroom Two**

12' 9" into breast x 11' 11" ( 3.89m into breast x 3.63m )

Having a front facing double glazed window, a radiator, spotlights and fitted storage cupboard.

### **Bedroom Three**

9' 1" x 8' 3" ( 2.77m x 2.51m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

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

### **Outside**

To the rear is a beautifully presented artificial lawned garden with a patio area and a drive providing off road parking. Also benefiting from a detached garage with power & an electric roller door.



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## **Dale Street, Rawmarsh Rotherham**

- Three bedroom mid terraced property - Attic bedroom
- Spacious & well presented accommodation throughout
- Close to local amenities & transport links
- Ideal family home
- Drive & detached garage providing off road parking

Tenure: Freehold EPC Rating: E

guide price

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115552 - 0003

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