

property details **approval form**

7 Alderson Avenue, Rawmarsh, ROTHERHAM, South Yorkshire, S62 7DE

Date: 14 March 2025

Property Ref and Version: RTF115554 - 0004

selling your home with us!



>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£180,000-£190,000

Tenure: Freehold

>> **key features**

- > Three bedroom semi detached property
- > Well presented accommodation throughout
- > Perfect family home
- > Well placed to local amenities & transport links
- > Drive providing off road parking
- > Delightful rear garden
- > EPC Rating: C

>> **short description**

£180,000-£190,000 - HOME SWEET HOME - Offered to market is this beautiful three bedroom semi detached property making the ideal family purchase. Boasting off road parking and a delightful rear garden...CALL TO ARRANGE A VIEWING!!!

>> **long description**

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>> **directions**

>> **Agent Note**

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>> room description

Entrance Porch

Having a front facing double glazed door, a radiator and a built in storage cupboard.

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 heated towel rail and spotlights to the ceiling.

Lounge

15' 4" x 12' 9" into chimney breast recess (4.67m x 3.89m into chimney breast recess)

Having two radiators, a storage unit and a media wall.

Dining Room

11' 2" into recess x 9' 10" (3.40m into recess x 3.00m)

Having a rear facing double glazed door and a radiator.

Kitchen

12' 8" x 7' 9" (3.86m x 2.36m)

Fitted with wall and base units housing the integrated hob, oven & the extractor fan, the fridge/freezer, dishwasher & washing machine with coordinating worktops housing the sink & drainer. Having two rear facing double glazed windows, a radiator and spotlights to the ceiling.

Bedroom One

19' 11" into recess x 11' 4" (6.07m into recess x 3.45m)

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

En Suite

Fitted with a hand wash basin and a WC. Having a front facing double glazed window, a heated towel rail and an extractor fan.

Bedroom Two

13' x 7' 11" into recess (3.96m x 2.41m into recess)

Having a rear facing double glazed window and a radiator.

Bedroom Three

12' 3" into recess x 12' 8" into wardrobes (3.73m into recess x 3.86m into wardrobes)

Having a front facing double glazed window, a radiator and fitted wardrobes.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a heated towel rail.

Outside

Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

T 01709 829935 **E** rotherham@williamhbrown.co.uk

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>> **room description**

To the rear of the property is a lawned garden with a patio and a shed.

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>> **property images**



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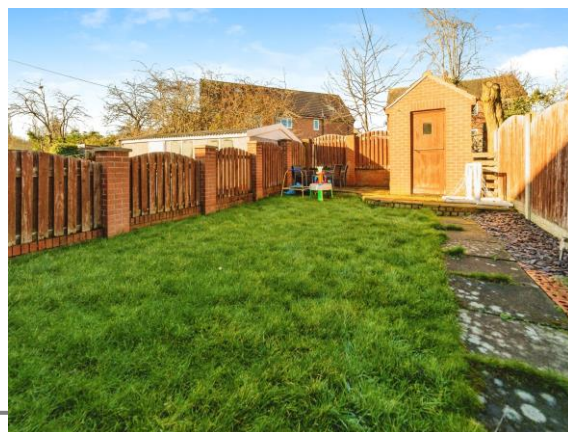
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>> floor plan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

>> approval

Signature		Date
Kyle Harvey		
Mr S.D. Hawksworth		