









## welcome to

# St. Marys Road, Rawmarsh ROTHERHAM

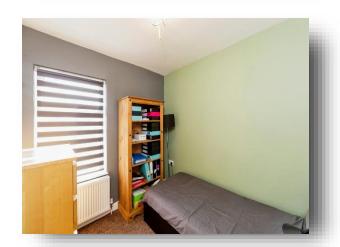
£140,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this well presented three bedroom semi detached boasting good sized accommodation throughout, off road parking and a delightful rear garden. Making the ideal purchase for the FTB/small family buyer...CALL NOW!!!













#### **Entrance Hall**

Having a front facing door.

### Lounge

13' 2" x 12' 2" + media wall into cb recess ( 4.01m x 3.71m + media wall into cb recess )
Having a front facing window, a radiator and a feature media wall.

## **Kitchen / Diner**

8' 9" x 17' 9" ( 2.67m x 5.41m )

Fitted with wall and base units housing the integrated hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer and a washing machine. Having a side facing door, two rear facing windows, a radiator and spotlights to the ceiling.

### **Bedroom One**

8' 5" x 10' 4" (  $2.57m \times 3.15m$  ) Having a rear facing window and a radiator.

### **Bedroom Two**

9' 11" x 8' 3" ( 3.02m x 2.51m ) Having a front facing window and a radiator.

#### **Bedroom Three**

9' 1" x 8' (2.77m x 2.44m) Having a rear facing window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a front facing window.

### Outside

To the front of the property is a drive providing off road parking for two cars.

To the rear is a well presented lawned garden with a patio area.





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## St. Marys Road, Rawmarsh ROTHERHAM

- Three bedroom semi detached property
- Well presented and spacious accommodation throughout
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Drive providing off road parking for two cars

Tenure: Freehold EPC Rating: C

Council Tax Band: A

offers over

£140,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF115920



Property Ref: RTF115920 - 0008 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 quidance 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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