



**Evelyn Street, Rawmarsh Rotherham S62 5JN**

**welcome to**

**Evelyn Street, Rawmarsh Rotherham**

£105,000 - FIRST STEP ON THE LADDER - Offered to market is this three bedroom terraced property boasting spacious accommodation throughout making the ideal purchase for the FTB/small family buyer. Being well placed to local amenities & transport links...CALL TO VIEW!!!



## Lounge

14' 7" into stairs x 12' 9" into breast ( 4.45m into stairs x 3.89m into breast )

Having a front facing double glazed window & door and a radiator.

## Dining Room

12' 2" x 12' 8" into breast ( 3.71m x 3.86m into breast )

Having a rear facing double glazed window, a radiator and the door to the cellar.

## Kitchen

7' 9" x 10' 3" ( 2.36m x 3.12m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a fridge/freezer & a washing machine. Having a side facing double glazed window & door and a radiator.

## Bedroom One

11' 4" into breast x 12' 9" ( 3.45m into breast x 3.89m )

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

## Bedroom Two

7' 5" into recess x 10' 2" into recess ( 2.26m into recess x 3.10m into recess )

Having a side facing double glazed window, a radiator and a built in storage cupboard.

## Bedroom Three

8' 10" x 5' 11" ( 2.69m x 1.80m )

## Bathroom

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

## Outside

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



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## **Evelyn Street, Rawmarsh Rotherham**

- Three bedroom terraced property
- Spacious accommodation throughout
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Rear garden & patio

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £105,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116014 - 0002

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