









welcome to

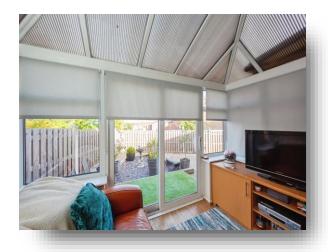
Rose Hill Avenue, Rawmarsh Rotherham

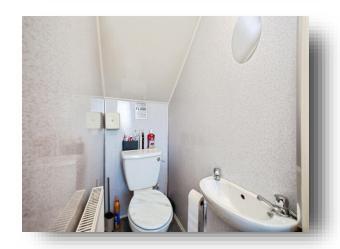
£250,000 - IS YOUR FAMILY GROWING? - This THREE bedroom DETACHED makes the perfect purchase for the growing family. Spacious accommodation throughout with a good sized rear GARDEN and off road PARKING. Well placed for local amenities......CALL NOW!













Entrance Porch

Having a front facing door.

Lounge

16' 11" plus bay x 11' 5" into recess (5.16m plus bay x 3.48m into recess)

Having a front facing double glazed window and a radiator.

Kitchen / Diner

9' 9" x 24' 3" (2.97m x 7.39m)

Fitted with wall and base units with worktops housing the sink & drainer. There is also space for a cooker, a fridge/freezer and a washing machine. Having a front & rear facing double glazed window.

Conservatory

7' 8" x 10' 11" (2.34m x 3.33m) Having rear facing patio doors leading to the garden.

Downstairs Wc

Fitted with a hand wash basin and a WC.

Bedroom One

10' 8" x 14' 11" (3.25m x 4.55m) Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bedroom Two

9' 11" x 10' 7" (3.02m x 3.23m) Having a front facing double glazed window and a radiator.

Bedroom Three

7' 6" x 8' 8" (2.29m x 2.64m)

Having a rear facing double glazed window and a radiator.

Bathroom

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

Outside

To the front of the property is a drive & a garage

providing off road parking.

To the rear is a lawned garden.





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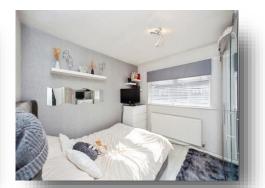
- Three bedrom detached property
- Popular location in Rawmarsh
- Ideal purchase for the famiyl buyer
- Drive & garage providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£250,000







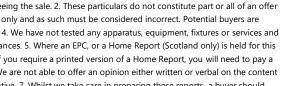


Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF116025



Property Ref: RTF116025 - 0002 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 guidance 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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