



**Rose Hill Avenue, Rawmarsh Rotherham S62 5NA**



**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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## **Rose Hill Avenue, Rawmarsh Rotherham**

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

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116025 - 0002

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**william h brown**



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**