



Woodland Way, Rotherham S65 3DG

welcome to

Woodland Way, Rotherham

£300,000 - PICTURE PERFECT - Making perfect family living is this four bedroom semi detached property boasting spacious & well presented accommodation throughout. Benefiting from off road parking & delightful rear garden this is not to be missed...CALL TO ARRANGE A VIEWING!!!



Entrance Hall

Having a front facing door and a radiator.

Lounge

11' 6" into chimney breast recess x 16' 7" into bay (3.51m into chimney breast recess x 5.05m into bay)
Having a front facing double glazed bay window, and a feature media wall.

Dining Room

10' 2" into bay x 8' 7" (3.10m into bay x 2.62m)
Having a rear facing double glazed bay window.

Reception Room Three

11' 2" x 8' 10" (3.40m x 2.69m)
Having side facing patio doors and a rear facing double glazed window.

Reception Room Four

17' 5" x 8' 10" (5.31m x 2.69m)
Having two side facing windows and a radiator.

Kitchen

17' 4" x 8' 1" (5.28m x 2.46m)
Fitted with wall and base units housing the integrated hob, oven, dishwasher & fridge/freezer with worktops housing the sink & drainer. Having a side facing door, a rear facing window and a radiator.

Utility Room

5' 6" x 7' 3" (1.68m x 2.21m)
Fitted with a hand wash basin & a WC along with a side facing window.

Bedroom One

15' 10" x 8' 9" (4.83m x 2.67m)
Having a front & side facing double glazed window.

En Suite

Fitted with a hand wash basin & a WC. Having a rear facing window and fitted cupboard.

Bedroom Two

9' 2" x 12' 2" (2.79m x 3.71m)
Having a rear facing double glazed window and

fitted wardrobes.

Bedroom Three

12' x 12' 5" into chimney breast recess (3.66m x 3.78m into chimney breast recess)
Having a front facing double glazed window and a radiator.

Bedroom Four

8' x 7' 8" (2.44m x 2.34m)
Having a front facing double glazed window and a radiator.

Bathroom

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

Outside

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

To the rear is a lawned garden with a patio & deck.



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welcome to

Woodland Way, Rotherham

- Four bedroom semi detached property
- Well presented and spacious accommodation throughout
- Perfect family accommodation
- Drive providing off road parking
- Well placed to local amenities & transport links

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£300,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116107 - 0005

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk