



**Coronation Road, Rawmarsh ROTHERHAM S62 5LL**



**welcome to**

**Coronation Road, Rawmarsh ROTHERHAM**

£140,000 - FIRST STEP ON THE LADDER? - Located in a sought after area is this three bedroom semi detached property making the ideal purchase for the FTB/investors alike. Boasting spacious & modern accommodation throughout with a good sized enclosed rear garden & patio area. CALL TO VIEW!!!



### **Lounge**

12' 7" x 13' 4" into recess ( 3.84m x 4.06m into recess )  
Having a front facing double glazed window and a radiator.

### **Dining Room**

12' 10" x 13' 10" ( 3.91m x 4.22m )  
Having a rear facing double glazed window and a radiator.

### **Kitchen**

9' 2" x 6' 2" ( 2.79m x 1.88m )  
Fitted with wall and base units housing the integrated hob, oven and microwave with worktops housing the sink & drainer. Having a rear facing door.

### **Bedroom One**

11' 5" x 12' 10" into chimney breast recess ( 3.48m x 3.91m into chimney breast recess )  
Having a front facing double glazed window and a radiator.

### **Bedroom Two**

8' 4" x 8' 4" ( 2.54m x 2.54m )  
Having a front facing double glazed window and a radiator.

### **Bedroom Three**

10' 1" x 12' 10" into chimney breast recess ( 3.07m x 3.91m into chimney breast recess )  
Having a rear facing double glazed window and a radiator.

### **Bathroom**

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

The WC is separate from the main bathroom having a side facing double glazed window.

### **Outside**

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

To the rear is a lawned garden.



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welcome to

## Coronation Road, Rawmarsh ROTHERHAM

- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Drive & garage providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£140,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115905 - 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://williamhbrown.co.uk)**