



**Lister Avenue, Rawmarsh ROTHERHAM S62 7HZ**



**welcome to**

**Lister Avenue, Rawmarsh ROTHERHAM**

£170,000 HOME SWEET HOME - Situated in this desirable location close to local amenities, PARKS & SCHOOLS this THREE bedroom semi detached property boasts modern accommodation through-out, with a drive providing off road PARKING & a rear patio...CALL US NOW!



### **Entrance Hall**

Having a front facing door and a side facing window.

To the rear is a resin patio area.

### **Lounge**

21' 3" x 13' into chimney breast recess ( 6.48m x 3.96m

into chimney breast recess )

Having a front and rear facing double glazed window and two central heating radiators.

### **Kitchen**

8' 5" x 9' plus fitted cupboard ( 2.57m x 2.74m plus fitted cupboard )

Fitted with wall & base units housing the integrated hob, the oven, the microwave & the fridge/freezer with worktops housing the sink & drainer. Having a side facing door & a rear facing window.

### **Landing**

Having a side facing window.

### **Bedroom One**

10' 5" plus recess x 12' 1" ( 3.17m plus recess x 3.68m )

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

### **Bedroom Two**

8' 10" x 13' 2" ( 2.69m x 4.01m )

Having a rear facing window and a central heating radiator.

### **Bedroom Three**

8' 8" x 8' ( 2.64m x 2.44m )

Having a front facing double glazed window, a central heating radiator and the bulk head.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the front is a drive providing off road parking with a small artificial lawned garden.



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## **Lister Avenue, Rawmarsh ROTHERHAM**

- Three bedroom semi detached property
- Well presented throughout
- Modern style kitchen & bathroom
- Drive providing off road parking
- Resin patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £170,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116144 - 0003

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