

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!













To the rear is a resin patio area.

Entrance Hall

Having a front facing door and a side facing window.

Lounge

21' 3" x 13' into chimney breast recess ($6.48m \times 3.96m$ 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^{\prime} 10" x 13' 2" (2.69m x 4.01m) Having a rear facing window and a central heating radiator.

Bedroom Three

 $8^{\prime}\,8^{\prime\prime}\,x\,8^{\prime\prime}\,$ ($2.64m\,x\,2.44m$) 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

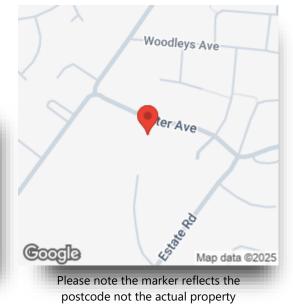
£170,000





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The Property Ombudsman

Property Ref: RTF116144 - 0003 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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