



**Moor Lane South, Ravenfield ROTHERHAM S65 4QQ**



**welcome to**

**Moor Lane South, Ravenfield ROTHERHAM**

GUIDE £200,000 - £210,000- IS THIS THE ONE? - Situated in a popular residential location is this three bedroom semi detached property making an ideal family home. Boasting spacious and well presented accommodation throughout with ample off road parking & well maintained rear garden...  
CALL TO VIEW!



### Entrance Porch

Having a front facing double glazed door and a radiator.

### Lounge

12' 4" x 12' 7" ( 3.76m x 3.84m )

Having a front facing double glazed window and a radiator.

### Dining Room

9' x 12' 4" into recess ( 2.74m x 3.76m into recess )

Being open plan into Kitchen having a radiator.

### Kitchen

15' 6" x 7' 5" ( 4.72m x 2.26m )

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge with worktops housing the sink & drainer. Having a side facing double glazed door, two rear facing double glazed windows and a radiator.

### Reception Room Three

6' 9" x 14' 6" ( 2.06m x 4.42m )

Having a front facing double glazed window, rear facing double glazed French doors, a large built in storage cupboard and a radiator.

### Utility Room

2' 5" x 5' 7" ( 0.74m x 1.70m )

Having a side facing double glazed window & boiler cupboard.

### Landing

Providing access to the loft via hatch.

### Bedroom One

12' 6" x 12' 4" onto recess ( 3.81m x 3.76m onto recess )

Having a front facing double glazed window and a radiator.

### Bedroom Two

6' 2" x 14' 7" ( 1.88m x 4.45m )

Having a front & rear facing double glazed window and a radiator.

### Bedroom Three

7' 7" x 9' ( 2.31m x 2.74m )

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 double glazed window, a radiator and spotlights.

### Outside

To the front of the property is a drive providing off road parking for 4 cars,

To the rear is an enclosed artificial lawned garden with Indian stone patio.



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## Moor Lane South, Ravenfield ROTHERHAM

- Three bedroom semi detached property
- Situated in a sought after location
- Ideal family purchase
- Well placed to local amenities & transport links
- Ample off road parking with delightful rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

**£200,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF116129 - 0007

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