



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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welcome to

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



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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.



Property Ref:
RTF116129 - 0007



Please note the marker reflects the postcode not the actual property

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