



**Roundwood Grove, Rawmarsh Rotherham S62 5HS**



**welcome to**

**Roundwood Grove, Rawmarsh Rotherham**

£200,000 - HOMEWARD ROUND - This beautifully presented three bedroom semi detached is situated in this popular location & would make an excellent family home. Offering spacious accommodation throughout with modern kitchen & bathroom a drive & a garage...CALL NOW!!!



### **Entrance Porch**

Having a front facing door.

### **Lounge**

18' 6" into stairs x 14' 10" into bay ( 5.64m into stairs x 4.52m into bay )

Having a front facing double glazed bay window, a side facing double glazed window, two radiators & a feature log burner and understairs storage.

### **Dining Room**

12' 5" x 11' 3" into breast recess ( 3.78m x 3.43m into breast recess )

Having rear facing double glazed French doors and a radiator.

### **Kitchen**

16' 2" x 8' 4" ( 4.93m x 2.54m )

Fitted with base units & shelving with worktops housing the sink & drainer. There is also a freestanding range cooker. Having a side facing double glazed window & door, a rear facing double glazed window, a radiator and spotlights.

### **Landing**

Having a side facing double glazed window.

### **Bedroom One**

14' 9" into bay x 10' 3" ( 4.50m into bay x 3.12m )

Having a front facing double glazed bay window and a radiator.

### **Bedroom Two**

11' 9" x 11' 3" into wardrobes ( 3.58m x 3.43m into wardrobes )

Having a rear facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Three**

7' 10" into wardrobes x 8' 9" into recess ( 2.39m into wardrobes x 2.67m into recess )

Having a front facing double glazed window, a radiator and fitted wardrobes.

### **Shower Room**

Fitted with a shower, a hand wash basin and a WC. Having two side facing double glazed windows, a radiator and spotlights.

### **Outside**

To the front of the property is a lawned garden, greenhouse and a drive providing off road parking. To the side of the property is an Indian stone patio situated behind the garage.

To the rear of the property is a very private Indian stone patio.



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## **Roundwood Grove, Rawmarsh Rotherham**

- Three bedroom semi detached property
- Well presented & spacious accommodation throughout
- Ideal family home - well placed to amenities & transport links
- Drive & garage
- Front & rear garden

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: B

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116164 - 0003

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