







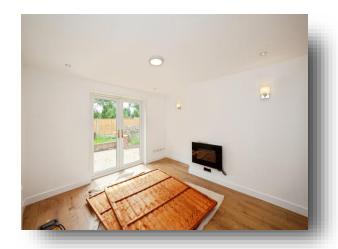


# welcome to

# Kilnhurst Road, Rawmarsh Rotherham

£150,000-£160,000 - FIRST STEP ON THE LADDER? - This three bedroom semi detached property is offered to market making the ideal purchase for the FTB. Boasting good sized accommodation throughout with off road parking and a delightful rear garden...DON'T MISS OUT!!!













#### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### Lounge

12' 8" x 12' 10" into recess ( 3.86m x 3.91m into recess ) Having rear facing double glazed French doors, a radiator, an electric fireplace and spotlights.

#### Kitchen / Diner

11' 3" into recess x 19' (3.43m into recess x 5.79m) Fitted with wall ad base units housing the integrated hob, double oven & extractor fan, fridge/freezer& washing machine with worktops housing the sink & drainer. Having a front. side & rear facing double glazed window, a side facing double glazed door, a radiator, spotlights and a built in storage cupboard.

### Landing

Having a front facing double glazed window, a radiator and a storage cupboard.

#### **Bedroom One**

12' 5" into recess x 11' 8" ( 3.78m into recess x 3.56m ) Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Two**

10' 5" x 10' 1" into recess ( 3.17m x 3.07m into recess ) Having a rear facing double glazed window, a radiator and fitted wardrobes.

### **Bedroom Three**

8' 4" into bulk x 8' into bulk ( 2.54m into bulk x 2.44m into bulk )

Having a front facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a side facing double glazed window, a heated towel rail and spotlights.

### Outside

To the front is a drive providing off road parking, a detached garage and a lawned garden.

To the rear is a lawned garden with a patio.





## welcome to

## Kilnhurst Road, Rawmarsh Rotherham

- Three bedroom semi detached property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Ideal purchase for the FTB
- Off road parking

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

guide price

£150,000









Please note the marker reflects the postcode not the actual property

# view this property online williamhbrown.co.uk/Property/RTF116142



Property Ref: RTF116142 - 0002 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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