



Kilnhurst Road, Rawmarsh Rotherham S62 5LE

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.



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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

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Property Ref:

RTF116142 - 0002

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