



**Oakwood Crescent, Rawmarsh ROTHERHAM S62 7JG**

welcome to

## **Oakwood Crescent, Rawmarsh ROTHERHAM**

£185,000 - HOME IS WHERE THE HEART IS - Offered to market is this beautiful three bedroom semi detached property making the ideal family purchase. Boasting well presented accommodation throughout with off road parking and delightful garden...CALL TO VIEW!!!



## **Entrance Hall**

Having a front facing door and a radiator.

## **Lounge**

14' 3" x 11' 4" into recess ( 4.34m x 3.45m into recess )

Having a front facing double glazed bay window, a radiator and a feature media wall.

To the rear is a well presented lawned garden with patio all enclosed with fencing with a shed & outdoor sockets.

## **Kitchen**

20' 2" x 10' 8" into recess ( 6.15m x 3.25m into recess )

Fitted with wall and base units housing the integrated microwave, washer, dryer & dishwasher with worktops. Also benefiting from a breakfast bar. Having a side facing double glazed door, a rear facing double glazed window & door, spotlights & a radiator.

## **Landing**

Having a side facing double glazed window and loft hatch.

## **Bedroom One**

14' 5" into recess x 10' 2" ( 4.39m into recess x 3.10m )

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

## **Bedroom Two**

14' 4" into recess x 9' 3" ( 4.37m into recess x 2.82m )

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

## **Bedroom Three**

7' 4" into recess x 9' 2" into recess ( 2.24m into recess x 2.79m into recess )

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

## **Bathroom**

Fitted with a bath, a hand wash basin & 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.



***view this property online*** [williamhbrown.co.uk/Property/RTF116195](http://williamhbrown.co.uk/Property/RTF116195)



welcome to

## Oakwood Crescent, Rawmarsh ROTHERHAM

- Three bedroom semi detached property
- Ideal family purchase
- Well presented & spacious throughout
- Drive providing off road parking
- Rear garden & patio

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

# £185,000

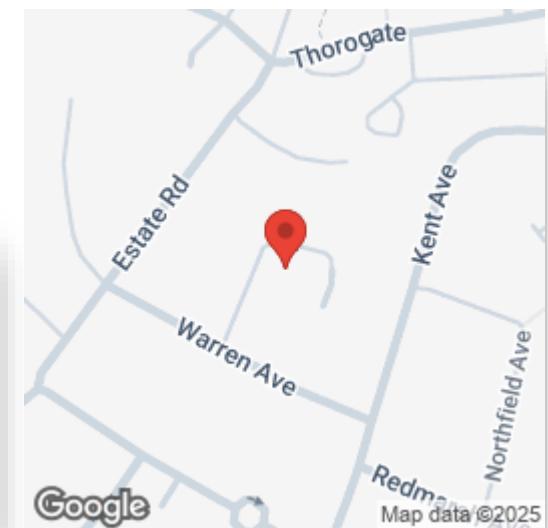


view this property online [williamhbrown.co.uk/Property/RTF116195](http://williamhbrown.co.uk/Property/RTF116195)

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:  
RTF116195 - 0003



Please note the marker reflects the postcode not the actual property

 william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](http://williamhbrown.co.uk)