









welcome to

Willowgarth, Rawmarsh ROTHERHAM

£145,000 - HOME SWEET HOME - Offered to market is this well presented three bedroom mid terraced property making the ideal purchase for the FTB/small family. CALL NOW TO ARRANGE A VIEWING!













Entrance Hall

Having a front facing double glazed door, a central heating radiator and under stairs storage.

Dining Room

12' 4" into chimney breast recess x 11' 5" (3.76m into chimney breast recess x 3.48m)

Having rear facing double glazed French doors, a built in bar area and spotlights to the ceiling.

Kitchen

11' 4" x 8' 3" (3.45m x 2.51m)

Fitted with wall and base units housing the integrated fridge/freezer with space and plumbing for a range cooker and a washing machine. Having a rear facing double glazed window and useful built in storage.

Landing

Having an airing cupboard and providing entry to the loft.

Bedroom One

16' 11" x 11' 11" into chimney breast recess ($5.16m\ x$ 3.63m into chimney breast recess)

Having a front facing double glazed window and a central heating radiator.

Bedroom Two

12' 9" x 11' 6" into chimney breast recess ($3.89m \times 3.51m$ into chimney breast recess)

Having a rear facing double glazed window and a central heating radiator.

Bedroom Three

8' 1" \times 7' 11" including bulk head (2.46m \times 2.41m including bulk head)

Having a front facing double glazed window, a central heating radiator and built in storage into the bulkhead.

Bathroom

Fitted with a bath, a hand wash basin, a W.C. and a heated towel rail.

Outside

To the front & rear is an enclosed lawned garden.





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Willowgarth, Rawmarsh ROTHERHAM

- Three bedroom mid terraced property
- Spacious accommodation throughout
- Ideal family home
- Ideally placed to local amenities & transport links
- Front & rear gardens

Tenure: Freehold EPC Rating: C

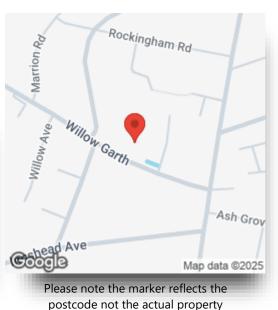
Council Tax Band: A

£145,000





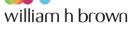




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Property Ref: RTF116282 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 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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