









welcome to

Harding Avenue, Rawmarsh Rotherham

£140,000 - READY FOR A NEW OWNER - Located in this delightful part of Rawmarsh is this three bedroom semi detached property . Offering the ideal purchase for the FTB/family buyer & boasting generous sized gardens...CALL NOW TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

12' 6" x 11' 1" (3.81m x 3.38m) Having a rear facing double glazed window, a radiator & a coal fireplace.

Dining Room

12' $3'' \times 9''$ ($3.73m \times 2.74m$) Having a front facing double glazed window & a radiator.

Kitchen

12' 6" x 7' 4" (3.81m x 2.24m)
Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window & a rear facing double glazed door.

Landing

Having a side facing double glazed window & loft hatch.

Bedroom One

12' 10" into recess x 12' 10" into recess (3.91m into recess x 3.91m into recess) Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Two

13' 1" into recess x 8' 8" (3.99m into recess x 2.64m) Having a rear facing double glazed window & a radiator.

Bedroom Three

8' 6" into recess x 7' 9" into recess (2.59m into recess x 2.36m into recess)

Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bathroom

Fitted with a bath with a shower over, a rear facing double glazed window & a heated towel rail.

The WC is separate having a side facing double glazed window.

Outside

To the rear of the property is a lawned garden with a patio all enclosed with fencing along with a shed, a greenhouse & two outbuildings.





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Harding Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property
- Sought after location of Rawmarsh
- Ideal purchase for the FTB/family buyer
- Front & rear gardens
- CALL TO VIEW!!!

Tenure: Freehold EPC Rating: Awaited

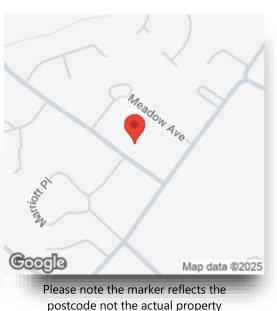
Council Tax Band: A

£140,000









view this property online williamhbrown.co.uk/Property/RTF116793



Property Ref: RTF116793 - 0003 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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