



Harding Avenue, Rawmarsh Rotherham S62 7EG

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" x 9' (3.73m x 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: Awaiting

Council Tax Band: A

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116793 - 0003

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