

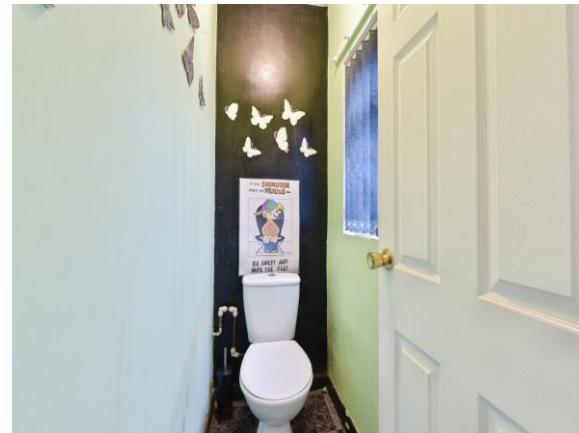


Ingshead Avenue, Rawmarsh Rotherham S62 5BW

welcome to

Ingthead Avenue, Rawmarsh Rotherham

£120,000 - MOVE IN READY - Offered to market is this three bedroom semi detached making the ideal purchase for the FTB/family buyer. Boasting well resented accommodation throughout with off road parking and a generous sized garden...VIEW NOW!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

enclosed with fencing.

Lounge

Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a rear facing double glazed window, two rear facing single glazed windows & a side facing double glazed door.

Downstairs W.C

Fitted with a WC & a side facing single glazed window.

Landing

Having a side facing single glazed window & a loft hatch.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a rear facing single glazed window, a radiator & fitted wardrobes.

Bathroom

Fitted with a bath with a shower over, hand wash basin & a WC. Having a side facing single glazed window & a radiator.

Outside

To the front of the property is a driveway providing off road parking.

To the rear is a lawned garden with two sheds all



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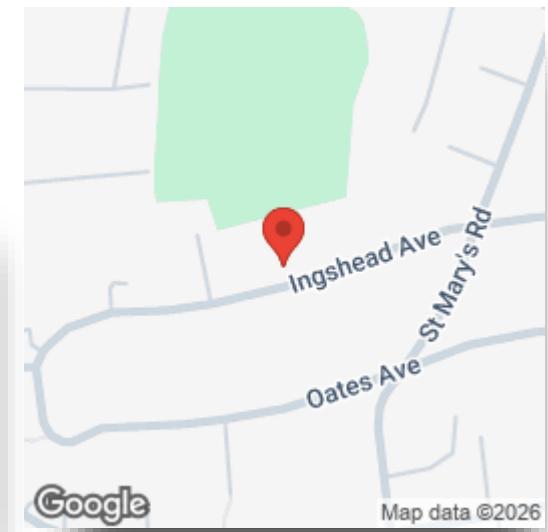
Ingthead Avenue, Rawmarsh Rotherham

- Three bedroom semi detached - move in ready
- Well presented & spacious throughout
- Ideal purchase for the FTB/family buyer
- Off road parking
- Generous rear garden

Tenure: Freehold EPC Rating: F

Council Tax Band: A

£120,000



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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:
RTF116758 - 0003

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