



**Woodleys Avenue, Rawmarsh Rotherham S62 7QN**

**welcome to**

## **Woodleys Avenue, Rawmarsh Rotherham**

£165,000 - HOME SWEET HOME - Offered to market is this beautifully presented three bedroom semi detached making the perfect purchase for the FTB/family buyer. Boasting spacious accommodation throughout with a drive providing off road parking & low maintenance rear patio...CALL TO VIEW!!!



## **Entrance Hall**

Having a front facing door, a radiator & understairs storage cupboard.

To the rear is a low maintenance patio.

## **Kitchen**

12' 4" x 6' 10" ( 3.76m x 2.08m )

Fitted with wall & base units housing the integrated hob, oven & wine fridge with worktops housing the sink & drainer. There is also space & plumbing for a washing machine & a fridge/freezer. Having a side facing window & door & a radiator.

## **Lounge / Diner**

22' 1" x 12' 2" into chimney breast recess ( 6.73m x 3.71m into chimney breast recess )

Having a front facing double glazed window, rear facing double glazed patio doors & two radiators.

## **Landing**

Having a side facing window & providing entry to the loft.

## **Bedroom One**

12' 11" x 13' 2" ( 3.94m x 4.01m )

Having a front facing double glazed window & a radiator.

## **Bedroom Two**

8' 10" x 11' 9" ( 2.69m x 3.58m )

Having a rear facing double glazed window & a radiator.

## **Bedroom Three**

8' 9" x 7' 9" ( 2.67m x 2.36m )

Having a front facing double glazed window & a radiator.

## **Bathroom**

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

## **Outside**

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



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welcome to

## Woodleys Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property
- Beautifully presented & spacious accommodation throughout
- Well placed to local amenities & transport links
- Drive providing off road parking
- Rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £165,000

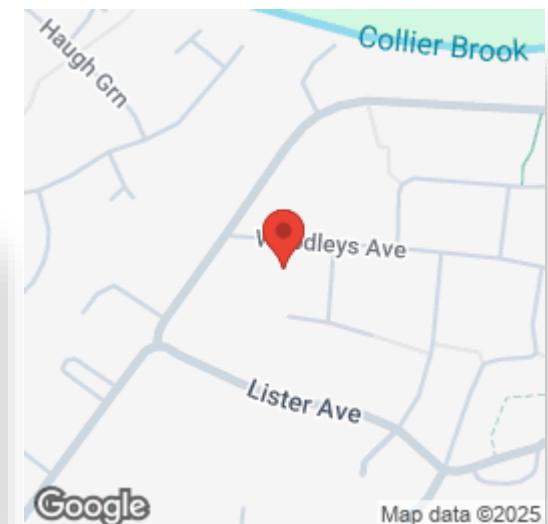


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Property Ref:  
RTF116741 - 0002



Please note the marker reflects the postcode not the actual property

william h brown



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