



**Church Street, Rawmarsh Rotherham S62 6LR**

**welcome to**

**Church Street, Rawmarsh Rotherham**

IEWS FOR DAYS! Tucked away on this sought-after street is this spacious family home. Boasting picturesque views over the church on one side & delightful views over fields to the other, this property truly warrants an viewing to appreciate the accommodation!

Guide Price £190,000 - £200,000



### **Entrance Hall**

Having a door to front and a central heating radiator.

### **Downstairs W.C**

Benefiting from a wash basin and low flush W.C. There is also a UPVC double glazed window to front and a central heating radiator.

### **Lounge**

27' 7" into bay window x 11' 11" into breast recess ( 8.41m into bay window x 3.63m into breast recess )  
A well presented lounge with a brick and stone built fire and surround. There is also two central heating radiators, a UPVC double glazed bay window and French doors to the rear.

### **Kitchen / Dining**

9' 8" x 19' 6" ( 2.95m x 5.94m )  
Fitted with a range of wall and base units with co-ordinating work surfaces housing the sink & drainer unit and the integral oven, hob & extractor fan. There is also a central heating radiator, a UPVC double glazed window to rear and door to side.

### **Utility Room**

8' 10" x 7' 9" ( 2.69m x 2.36m )  
A useful space benefiting from a pantry cupboard, wall and base units with space for a washing machine, dryer & fridge freezer. There is also a central heating radiator, a UPVC double glazed window and door to rear.

### **Bedroom One**

12' x 11' 5" ( 3.66m x 3.48m )  
Benefiting from fitted wardrobes providing hanging & storage space, a UPVC double glazed window to rear and a central heating radiator.

### **Shower Room**

Fitted with a walk in shower cubical, wash hand basin and low flush W.C There is also a UPVC double glazed window to side and a central heating radiator.

### **Bedroom Two**

12' x 10' 10" into breast recess ( 3.66m x 3.30m into breast recess )  
Benefiting from built in storage, a UPVC double glazed window to front and a central heating radiator.

### **Bedroom Three**

7' 8" x 9' 4" to maximum ( 2.34m x 2.84m to maximum )  
Benefiting from built in storage and access to the loft. There is also a UPVC double glazed window to the front and a central heating radiator.

### **Bedroom Four**

9' 8" x 10' 2" ( 2.95m x 3.10m )  
Having a UPVC double glazed window to front, access to the loft and a central heating radiator.

### **Bedroom Five**

9' 8" x 7' ( 2.95m x 2.13m )  
Having a UPVC double glazed window to rear and a central heating radiator.

### **Bathroom**

Fitted with a panelled whirlpool bath, wash hand basin and low flush W.C. There is also a UPVC double glazed window to rear and a central heating radiator.

### **Outside**

To the front of the property there is a lawned garden.

To the rear of the property there is a good sized, delightful lawned garden and patio area,

### **Detached Garage**

Having an up & over door, power and light.

There is space to park in front of the garage, which is accessed from the rear.



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## Church Street, Rawmarsh Rotherham

- Spacious five bedroom semi detached home
- Sought after location - views to both sides
- D/stairs W.C, utility, 2 bath/shower rooms upstairs
- Driveway & garage
- Delightful lawned, generous rear garden

Tenure: Freehold EPC Rating: D

guide price

**£190,000 - £200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF110187 - 0009

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**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](http://williamhbrown.co.uk)