



Rose Hill Avenue, Rawmarsh Rotherham S62 5NA

welcome to
Rose Hill Avenue, Rawmarsh
Rotherham

- EXTENDED
- SEMI-DETACHED
- 3 BEDROOMS
- CONVERSATORY
- NO CHAIN

Tenure: Freehold EPC Rating: D

guide price

£170,000 - £180,000

GUIDE PRICE £170,000 - £180,000 THE ACE OF SPACE, THE ACE OF SPACE! Situated in this sought after location, well placed for SCHOOLS, amenities & PARKGATE RETAIL WORLD, is this spacious three bedroom semi-detached with a good size rear garden and garage. NO CHAIN!



Entrance Hall

Lounge

13' 2" to maximum point x 15' 10" (4.01m to maximum point x 4.83m)

Kitchen

13' 6" x 8' 11" (4.11m x 2.72m)

Conservatory

7' x 14' 2" (2.13m x 4.32m)

Bedroom One

13' 10" x 10' 7" (4.22m x 3.23m)

Bedroom Two

11' 6" x 11' 8" (3.51m x 3.56m)

Bedroom Three

13' 4" to maximum point x 7' 5" (4.06m to maximum point x 2.26m)

Bathroom

Outside

view this property online williamhbrown.co.uk/Property/RTF114591



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:

RTF114591 - 0006



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