



6 Birchwood Avenue, Rawmarsh, Rotherham, S62 7JP

Offers Around £155,000

*** OFFERED FOR SALE WITH NO UPWARD CHAIN ***

A three bedroom semi detached house, located close to Rosehill Park, benefitting from gas central heating and Upvc double glazing. The accommodation comprises: Hall, Lounge, Dining Kitchen, three Bedrooms and family Bathroom.

Off-road car parking and enclosed rear garden with brick outbuildings.

FRONT ENTRANCE HALL

With uPVC entrance door and side facing uPVC window, radiator and small storage cupboard

LOUNGE 13'11" x 10'1" (4.25 x 3.09)



(Measurement excluding the front facing uPVC bay window) Coal effect gas fire and surround, radiator

KITCHEN/DINER 17'7" x 10'9" (5.38 x 3.28)



With a range of limed oak finish base and wall cupboards with inset polycarbonate sink, integrated gas hob and electric oven with high level extractor hood, space and plumbing for washing machine, tiled floor and splashbacks.

Under stairs pantry with uPVC opaque window.

SIDE ENTRANCE LOBBY

GROUND FLOOR W.C.

Housing the 'Worcester' boiler

FIRST FLOOR LANDING

With uPVC window and cupboard

FRONT BEDROOM 14'2" x 10'2" (4.34 x 3.1)



With uPVC window, radiator and built-in cupboard

REAR BEDROOM 14'2" x 9'2" (4.34 x 2.81)



With uPVC window, radiator and built-in cupboard

FRONT BEDROOM 9'6" x 6'10" (2.9 x 2.1)

With uPVC window, radiator and fitted cupboard

BATHROOM 7'0" x 5'5" (2.14 x 1.67)



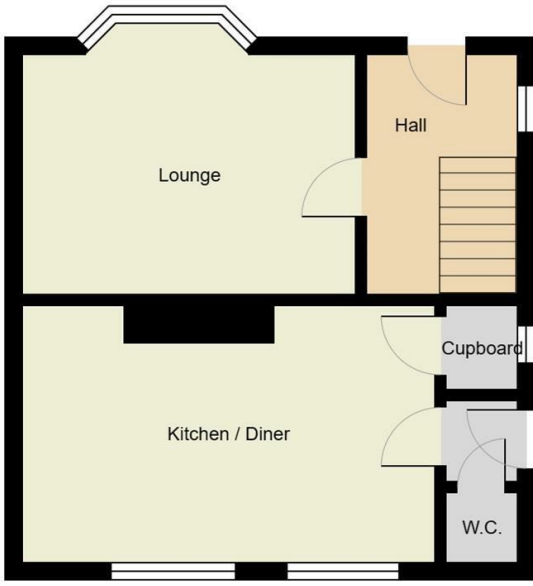
With white suite comprising panelled bath and mixer tap shower, wash hand basin and W.C. Radiator and uPVC opaque window

OUTSIDE



Double gates open onto the block paved forecourt providing off-road parking. To the side of the property is a covered Lobby with uPVC front door. To the rear is an enclosed lawn garden with two brick outbuildings.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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