



6 Birchwood Avenue, Rawmarsh, Rotherham, S62 7JP

**Offers Around £150,000**

\*\*\* 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

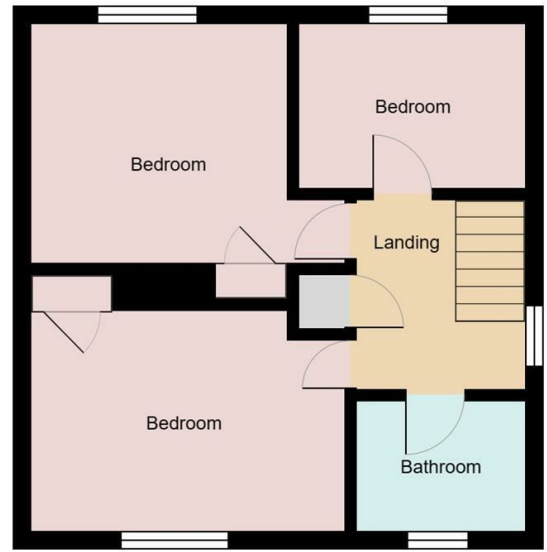
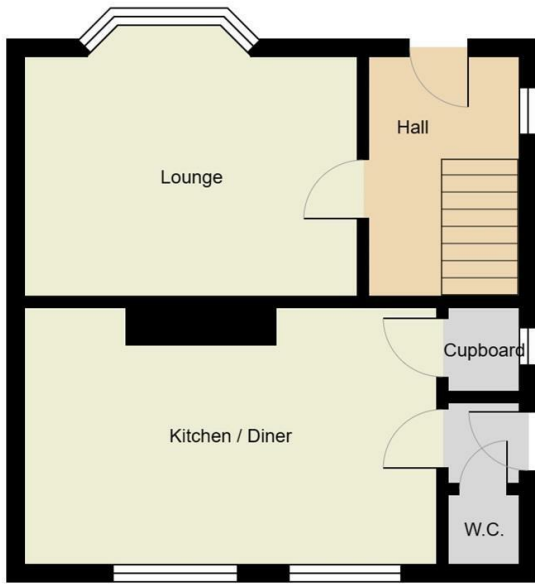
### OUTSIDE



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.



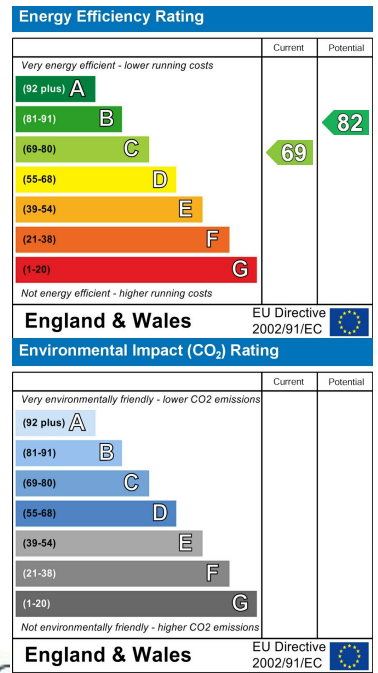
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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