



20 Willow Avenue, Rawmarsh, Rotherham, S62 5RW

£155,000

Offered to the market for the first time in over 40 years is this THREE BEDROOM SEMI DETACHED HOUSE located on an extremely popular, quiet cul-de-sac.

The property benefits from GAS CENTRAL HEATING FROM A WORCESTER GAS COMBI BOILER, Upvc DOUBLE GLAZING, RE-FITTED BATHROOM SUITE AND A LARGER THAN AVERAGE GARAGE WITH ADDITIONAL WORK SHOP/STORE. The accommodation comprises: Entrance Hall, spacious through Lounge/Dining Room, Kitchen three Bedrooms, Bathroom and separate W.C.

A long drive provides ample off -road parking for several vehicles whilst to the rear is an established, private garden.

FRONT ENTRANCE HALL



With half glazed uPVC door, radiator and parquet floor

THROUGH LOUNGE/DINING ROOM 20'7" x 13'1" (6.28 x 4)



With front facing uPVC window and uPVC patio doors opening into the rear garden. Ornate fireplace surround, radiator and parquet floor.

KITCHEN 7'8" x 12'7" (2.34 x 3.85)



With 'Belfast' sink and pine base units. Space and plumbing for washing machine, cast iron radiator and original tiled floor. Rear facing uPVC window and uPVC side entrance door. Under stairs Pantry

FIRST FLOOR LANDING



With uPVC side window and parquet floor.

FRONT BEDROOM 11'6" x 10'1" (3.52 x 3.08)



With uPVC window and radiator

REAR BEDROOM 11'3" x 10'2" (3.43 x 3.12)



With radiator and uPVC window

FRONT BEDROOM 7'8" x 6'8" (2.34 x 2.04)



With radiator, uPVC window, storage cupboard and hardwood floor

BATHROOM 7'7" x 5'6" (2.33 x 1.68)



With claw foot roll top bath and overhead shower and custom made chrome shower hoop, pedestal wash hand basin and heated towel rail. Cupboard housing the 'Worcester' gas combination boiler. Tiled floor, uPVC opaque window and underfloor heating

SEPARATE W.C.



With low flush suite, tiling to the walls and floor and uPVC opaque window.

OUTSIDE



Wrought iron gates open onto a long block paved driveway leading past the lawned front garden to the Garage (6m x 3m) with light and power.

To the rear is an enclosed sheltered garden with stone flagged patio and pond and steps leading to the brick Workshop/Store (4m x 3.3m) with light and power

MATERIAL INFORMATION

Council Tax Band B

Tenure Freehold

Property Type Semi-detached House

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – Low risk Area

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

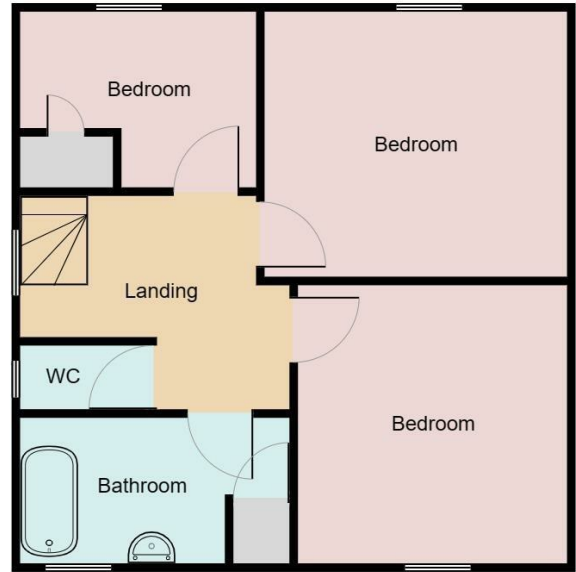
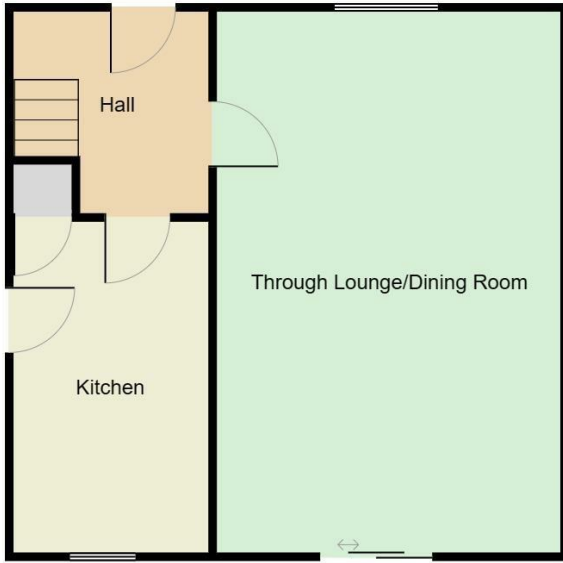
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a convincing solicitor.

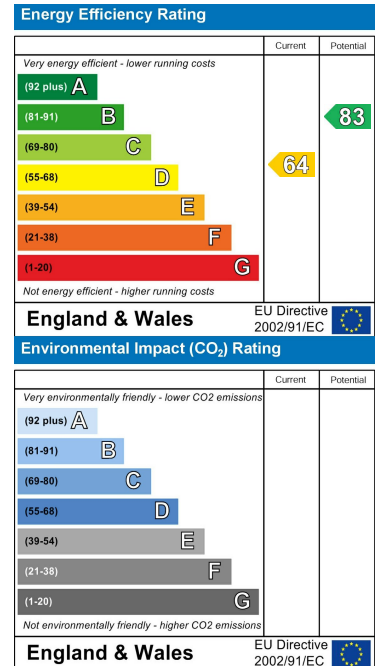
Floor Plan



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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: **Doncaster, Barnsley, Mexborough & Maltby**

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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