



4 Rosehill Road, Rawmarsh, Rotherham, S62 7BX

Offers Around £117,000

Enjoying a sought-after location overlooking Rosehill Park is this THREE BEDROOM MID-TERRACED HOUSE offered for sale with NO UPWARD CHAIN. The property offers gas central heating from a combi boiler, uPVC double glazing, fitted Kitchen, Conservatory and a lawned rear garden. Located only a moments walk from nearby Schools with regular bus services to and from the town centre and the Retail World shopping complex.

LOUNGE 13'1" x 11'10" (4 x 3.61)



With uPVC door and front facing uPVC window. Radiator

DINING ROOM 13'1" x 11'10" (4 x 3.61)



With radiator, rear facing uPVC window and Cellar leading off

KITCHEN 6'6" x 10'1" (2 x 3.08)



With base and wall units and inset stainless steel sink beneath the rear facing uPVC window. Electric hob with extractor hood and electric oven to one side. Radiator, tiled floor and door into the Conservatory

CONSERVATORY 8'2" x 9'4" (2.49 x 2.86)



With uPVC windows and door leading into the rear garden

FIRST FLOOR LANDING

With stairs rising to the Attic Bedroom

FRONT BEDROOM 13'1" x 11'9" (4 x 3.6)



With uPVC window overlooking the Park, radiator and built-in cupboard

REAR BEDROOM 8'2" x 9'4" (2.49 x 2.86)



With radiator and uPVC window

SHOWER ROOM



With corner curved shower cubicle, pedestal wash hand basin and W.C. Heated towel rail and uPVC opaque window

ATTIC BEDROOM 13'1" x 15'1" (4 x 4.6)



With 'Worcester' gas combi boiler, radiator and 'Velux' window

OUTSIDE



To the rear is a brick outbuilding beyond which is the lawned garden.

MATERIAL INFORMATION

Council Tax Band: A

Tenure : Freehold

Property Type Mid terraced house

Construction type Brick

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>

Parking type On street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

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 conveyancing solicitor

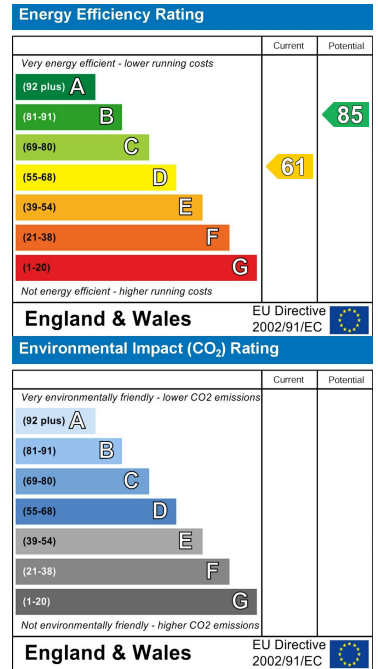
Floor Plan



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.

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