



43 Dale Road, Rawmarsh, Rotherham, S62 5AJ

Offers In The Region Of £90,000

BACK ON THE OPEN MARKET

A larger than average THREE BEDROOM END TERRACED HOUSE, located in the old village, which will undoubtedly be of interest to investors and first-time buyers. The property is offered for sale with vacant possession and benefits from gas central heating from a combi boiler, uPVC double glazing and ample on-street parking. The accommodation briefly comprises: Entrance Porch, inner Hall, Lounge, separate Dining Room, Kitchen, three first floor Bedrooms and Bathroom. There is a paved garden to the rear.

ENTRANCE PORCH

With uPVC door and windows

ENTRANCE HALL



With 'Ideal' gas combination boiler and radiator, uPVC window

LOUNGE 11'5" x 11'6" (3.48 x 3.52)



With period fireplace surround and open grate. Radiator and uPVC window

INNER LOBBY

With radiator and staircase

DINING ROOM 13'1" x 10'10" (4 x 3.32)



With stone fireplace surround and display shelves to both sides, electric fire, uPVC window and Cellar leading off

KITCHEN 11'10" x 10'2" (3.62 x 3.1)



With base and wall units and polycarbonite sink, 2 uPVC windows and uPVC rear entrance door

FIRST FLOOR LANDING



FRONT BEDROOM 14'9" x 10'2" (4.5 x 3.1)



With fitted wardrobe, radiator and uPVC window

REAR BEDROOM 10'5" x 7'1" (3.19 x 2.16)

With radiator and uPVC window

SIDE BEDROOM 11'5" x 8'10" (3.5 x 2.7)



With radiator and uPVC window

BATHROOM



Having a panelled bath with electric shower over, wash hand basin and W.C. Tiling to the walls and floor, radiator, uPVC opaque window and two storage cupboards

OUTSIDE



To the rear is a paved patio/seating area.

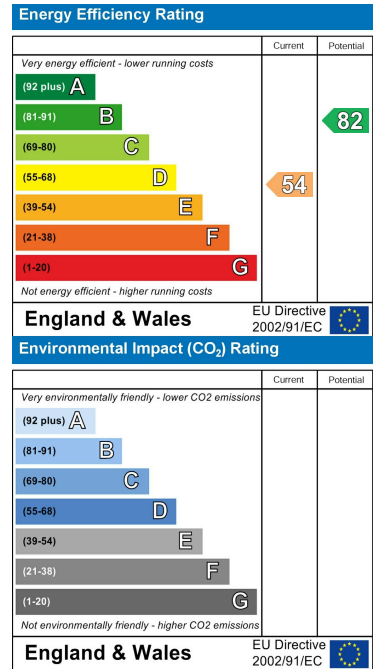
Floor Plan



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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