



13 Thackeray Avenue, Rawmarsh, Rotherham, S62 5PN

Offers In The Region Of £150,000

A three bedroom end town house, offered for sale with no upward chain, which maybe of interest to both the first time buyer and investor.

The property offers gas central from a combi boiler, uPVC double glazing and garaging. The accommodation briefly comprising: Hall, Lounge, separate Dining Room, Kitchen, three Bedrooms, Bathroom and separate W.C. There are lawned gardens and Garaging to the side. Enjoying a popular location off Kilnhurst Road and central for Rotherham, Doncaster and Barnsley.

FRONT ENTRANCE HALL



With composite door, uPVC opaque window, radiator and small under stairs cupboard

LOUNGE 13'4" x 11'10" (4.08 x 3.63)



With front facing uPVC window, radiator and laminate flooring

DINING ROOM 12'4" x 11'4" (3.76 x 3.47)



With radiator and rear facing uPVC window

KITCHEN 8'1" x 11'4" (2.47 x 3.47)



With base and wall units, stainless steel sink. 'Worcester' gas combi boiler and radiator, side facing uPVC window and uPVC rear door. Under stairs pantry.

LANDING



With side facing uPVC window and cupboard

FRONT BEDROOM 13'4" x 12'0" (4.08 x 3.66)



The measurement including the built-in wardrobes running the length of one wall. Radiator and uPVC window

REAR BEDROOM 12'7" x 11'4" (3.86 x 3.46)



Lawned front garden with drive leading to the Garage to one side. To the rear is an enclosed lawned garden.

The measurement including the built-in wardrobes, uPVC window and radiator

FRONT BEDROOM 7'4" x 7'10" (2.25 x 2.41)



With radiator and uPVC window

BATHROOM



With panelled bath and 'Triton' electric shower and W.C.
Heated towel rail, uPVC opaque window

SEPARATE W.C.

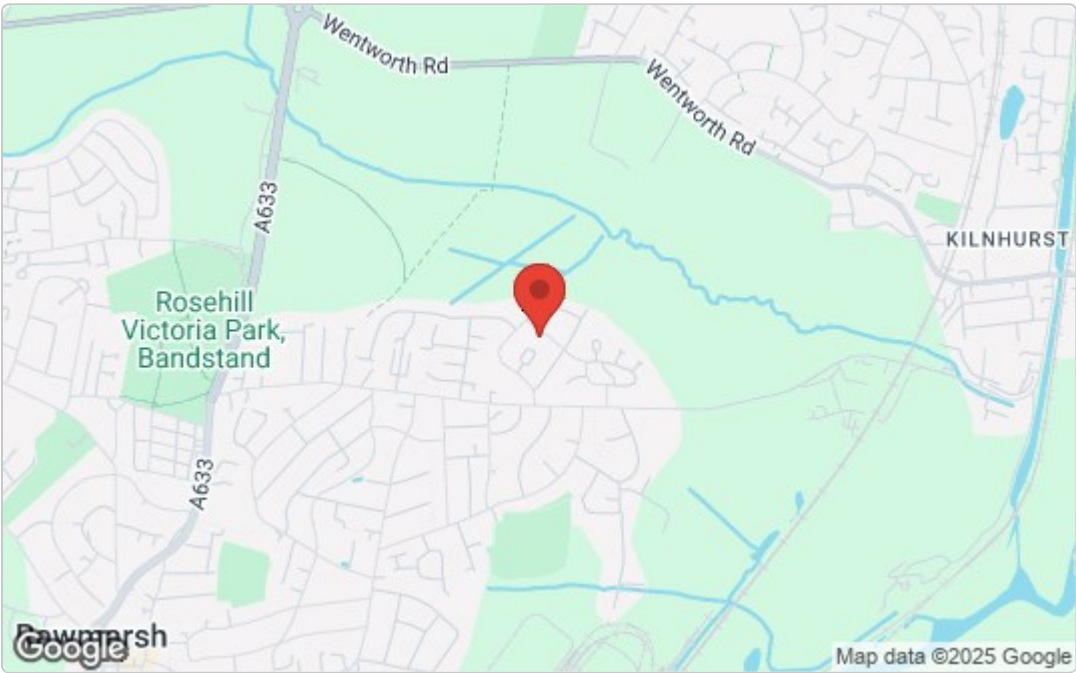
With low flush suite and uPVC opaque window.

OUTSIDE

Floor Plan



Area Map



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Energy Efficiency Graph

