

75 Green Lane, Rawmarsh, Rotherham, S62 6JY

**Price Guide £185,000**

GUIDE PRICE £185,000 TO £195,000. A viewing is highly recommended to appreciate the size of accommodation of this extended three bedroomed semi detached home. Property comprising of side porch, lounge with box window, dining room with log burner, modern fitted kitchen with integrated appliances, sun room and ground floor W.C. First floor landing, three bedrooms, modern fitted shower room. Loft access with loft ladder, partial boarding and power. With gated access to front driveway, Garage with electric door. Private enclosed rear garden laid to lawn and shrubs with patio areas and fencing providing privacy. Ideal location for Schools, Shops and local amenities.

## Entrance

UPVC double glazed entrance door opens to Entrance porch with door leading to side hall.

## Hall

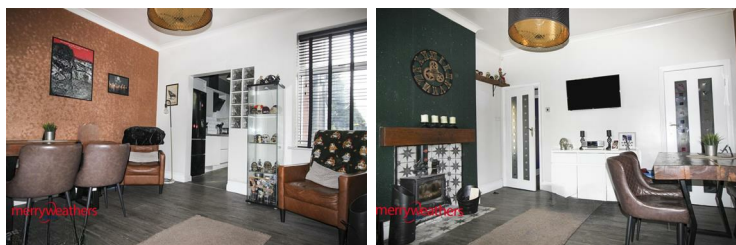
With doors opening to lounge and dining room, with stairs rising to first floor,

## Lounge 15'8" x 13'1" (4.79m x 3.99)



Front lounge with UPVC double glazed box window, electric fire and central heating radiator.

## Dining room 15'11" x 13'1" (4.86m x 3.99m)



With door leading to cellar with storage, rear UPVC double glazed window and fireplace with log burner. Open recess to Kitchen. gas central heating radiator.

## Kitchen 11'0" x 7'11" (3.36m x 2.42m)



Modern Fitted kitchen units with integrated electric oven, hob, microwave and extractor fan. Sink unit. UPVC double glazed window and UPVC double glazed door opens to rear. Open recess to Summer Room

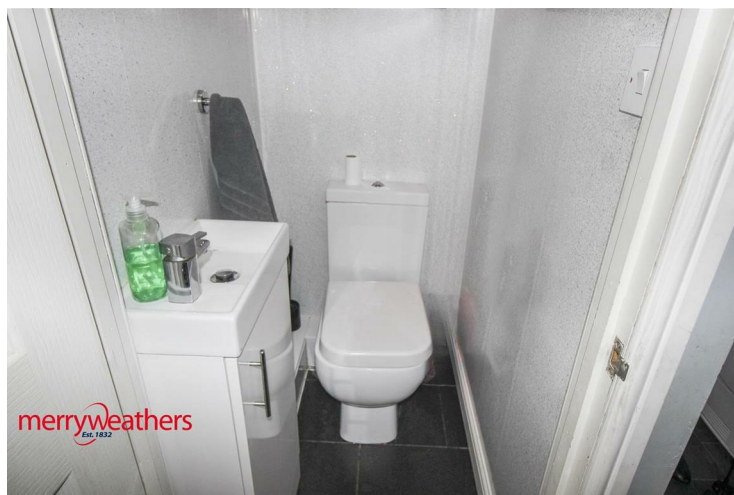
## Summer Room 9'9" x 7'11" (2.99m x 2.42m)



Forming part of the extension. Full UPVC double glazed

windows, side UPVC double glazed door opens to rear. Door opens to ground floor W.C.

## Ground Floor W.C. 3'4" x 2'7" (1.04m x 0.8m)



Modern suite comprising of low flush W.C. Sink Unit and splashback tiling.

## First Floor

Stairs rise to first flooring landing. With Loft access, to partially boarded loft which has loft ladder, lighting and power.

## Bedroom One 12'4" x 11'10" (3.76m x 3.63m)



Front UPVC double glazed window, gas central heating radiator.

### Bedroom Two 12'0" x 8'0" (3.66m x 2.44m)



Side UPVC double glazed window, gas central heating radiator. Storage cupboard.

### Bedroom Three 10'0" x 7'0" (3.05m x 2.14m )



Rear and side UPVC double glazed windows. Gas central heating radiator.

### Bathroom 9'1" x 4'9" (2.77m x 1.45m)



Modern bathroom white bathroom suite comprising of walk in screened shower cubicle with rainfall shower, low flush W.C., large wash basin enclosed in vanity unit with drawers. Heated towel rail. Tiling to floor and walls. Tiled ceiling with spotlights. extractor fan. UPVC Double glazed window.

### Garage

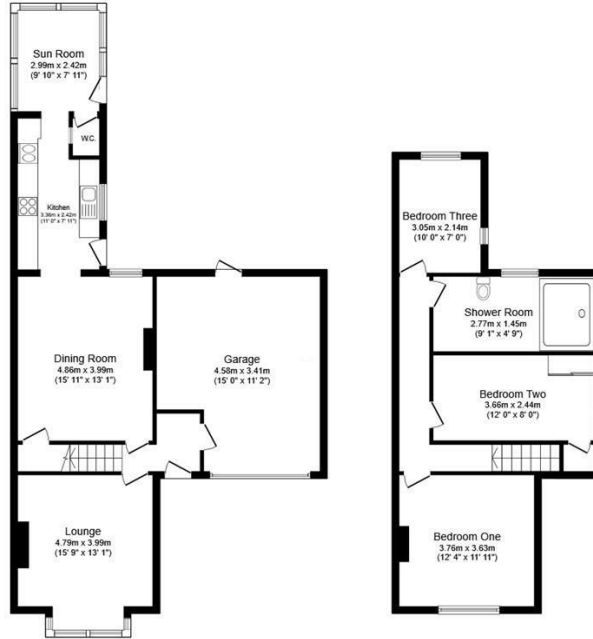
Large garage, with electric door & rear door opens to rear garden.

### Outside



Double wrought iron gates open to driveway which leads to the garage. Front aspect with boundary wall and small courtyard. Private enclosed rear garden with fencing and shrubs. Patios areas, lawned garden with shrubs and borders.

# Floor Plan



**Ground Floor**  
Floor area 88.0 sq.m. (947 sq.ft.)

**First Floor**  
Floor area 57.8 sq.m. (622 sq.ft.)

Total floor area: 145.8 sq.m. (1,569 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

# Area Map



# Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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