



**Thorogate, Rawmarsh Rotherham S62 7HT**

**welcome to**

**Thorogate, Rawmarsh Rotherham**

£210,000-£220,000 - YOU WILL THOROUGHLY ENJOY THOROGATE! Situated in this popular location, close to amenities & parks - this spacious 3 bedroom semi detached bungalow is the one you have been waiting for! Boasting a conservatory, gardens, driveway & garage - THIS MUST BE VIEWED!



### **Lounge**

Having a front facing double glazed bay window & a radiator.

### **Dining Room**

Having a rear facing double glazed window & a radiator.

### **Kitchen**

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. There is also space for a washing machine. Having a front facing double glazed door, a side facing double glazed window, a radiator & the combi boiler.

### **Bedroom One**

Having a front facing double glazed bow window, a radiator & fitted wardrobes providing hanging & storage space.

### **Bedroom Two**

Having a rear facing double glazed window & a radiator.

### **Bedroom Three**

Having a side facing double glazed window & a radiator.

### **Shower Room**

Fitted with a shower, a hand wash basin & a WC. Having a rear facing double glazed window & spotlights.

### **Outside**

To the front of the property is a stoned drive providing off road parking & a lawn.

To the rear is a patio enclosed with fencing & a detached garage fitted with electrics & lighting.



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welcome to

## Thorogate, Rawmarsh Rotherham

- Three bedroom semi detached bungalow
- Spacious accommodation throughout with wet room
- Popular location close to amenities, parks & transport links
- Drive & garage providing off road parking
- Front & rear garden/patio

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116883 - 0002

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