



Hague Avenue, Rawmarsh Rotherham S62 7PR

welcome to

Hague Avenue, Rawmarsh Rotherham

£150,000-£160,000 - FAMILY FORTUNES - Situated in a popular location and offering family sized accommodation is this three bedroom semi detached property. Boasting well kept gardens to front and rear with a drive & garage providing off road parking. CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door.

Lounge

Having a front & rear facing double glazed window, two radiators & a gas fireplace.

Dining Room

Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units with worktops housing the sink & drainer. Having a rear facing double glazed window, a radiator & two built in storage cupboards.

Landing

Having a built in storage cupboard.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a front facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Three

Having a rear facing double glazed window overlooking views & a radiator.

Bathroom

Fitted with a bath & hand wash basin. Having a rear facing double glazed window & a radiator.

The WC is separate from the main bathroom having a rear facing double glazed window.

Outside

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

To the rear is a lawned garden with a patio all enclosed with fencing overlooking the woods.



view this property online williamhbrown.co.uk/Property/RTF117092



welcome to

Hague Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property
- Ideal purchase for the FTB/investors/family buyer
- Well placed to local amenities/transport links/schools
- Drive & garage providing off road parking
- Rear garden & patio - overlooking woods

Tenure: Freehold EPC Rating: C

Council Tax Band: B

guide price

£150,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117092



Property Ref:
RTF117092 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



williamhbrown.co.uk