



**Heatons Bank,Rawmarsh Rotherham S62 5RU**

***welcome to***

**Heatons Bank, Rawmarsh Rotherham**

£135,000 - READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached situated in a popular location. Boasting spacious accommodation throughout, smart heating along with drive & rear garden...CALL TO ARRANGE A VIEWING!!!



### Entrance Porch

Having a front facing double glazed window & a side facing double glazed door.

### Lounge

12' into chimney breast recess x 12' 4" ( 3.66m into chimney breast recess x 3.76m )  
Having front facing double glazed French doors and a radiator.

### Kitchen / Diner

8' 7" x 16' 6" ( 2.62m x 5.03m )  
Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window, a rear facing double glazed door & French doors, a radiator & a storage cupboard.

### Conservatory

12' 1" x 9' 8" ( 3.68m x 2.95m )  
Having side facing double glazed French doors, side facing double glazed window & a rear facing double glazed window.

### Landing

Having a side facing double glazed window & loft hatch with pull down ladder.

### Bedroom One

8' 1" x 11' 10" ( 2.46m x 3.61m )  
Having a rear facing double glazed window and a radiator.

### Bedroom Two

9' 8" x 9' 2" ( 2.95m x 2.79m )  
Having a front facing double glazed window & a radiator.

### Bedroom Three

8' 8" x 8' 1" ( 2.64m x 2.46m )  
Having a rear facing double glazed window and a radiator.

### Bathroom

Fitted with a bath with a shower over, a hand wash

basin & a WC. Having a side facing double glazed window & a heated towel rail.

### Outside

To the rear of the property is a lawned garden with a patio & a shed all enclosed with fencing. Also benefiting from CCTV to the side & rear of the property.



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## Heatons Bank, Rawmarsh Rotherham

- \*\*\*INTERNAL IMAGES COMING SOON\*\*\*
- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Drive providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£135,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116636 - 0005

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