



St. Marys Road, Rawmarsh Rotherham S62 5BJ

welcome to

St. Marys Road, Rawmarsh Rotherham

GUIDE PRICE £140,000 - £150,000 - JUST BRING YOUR THINGS AND MOVE IN - Offered to market is this well presented three bedroom semi detached boasting good sized accommodation throughout, off road parking and a rear garden. Making the ideal purchase for the FTB/small family buyer...CALL NOW!!!



Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer, dishwasher & the washing machine. Having aside facing double glazed door, two rear facing doubled glazed windows & a radiator.

Landing

Having two side facing double glazed windows & providing access to the loft.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window & a radiator.

Bedroom Three

Having a rear facing double glazed window & 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 front of the property is a block paved driveway providing off road parking.

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



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welcome to

St. Marys Road, Rawmarsh Rotherham

- Three bedroom semi detached property
- Well presented & spacious throughout
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities & transport links
- Drive providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116896 - 0004

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.

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