



Wheatcroft Road, Rawmarsh Rotherham S62 5JP

welcome to

Wheatcroft Road, Rawmarsh Rotherham

FAMILY FORTUNES - A modern three-bedroom detached family home offering stylish open-plan living, two reception rooms and a large functional cellar. Well presented throughout with a low-maintenance rear garden, ideally located close to schools, parks, shops and local amenities...ARRANGE YOUR VIEWING!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

A welcoming entrance hall accessed via a front-facing entrance door, creating an inviting first impression to the home. Providing access to the principal ground floor accommodation, the hallway offers a bright and practical entrance space.

Lounge

A bright and comfortable lounge featuring a rear-facing window that allows plenty of natural light to fill the room. Benefiting from a radiator, this well-proportioned reception room provides an ideal space for relaxation and everyday family living.

Dining Room

A well-proportioned dining room featuring a front-facing window that provides plenty of natural light, creating a bright and welcoming space. Benefiting from a radiator, the room offers ample space for family dining, entertaining guests, or could serve as a versatile second reception room.

Kitchen

A fitted kitchen comprising a range of wall and base units providing ample storage, complemented by a sink and drainer. Integrated appliances include a hob, oven and extractor fan, creating a practical space for everyday cooking. Benefiting from a side-facing window and side-facing door providing natural light and external access, along with a radiator for added comfort. Well designed and functional, the kitchen is ideally suited to modern family living.

Landing

A bright and airy landing featuring a rear-facing window that allows natural light to flow through the

first-floor accommodation. Benefiting from a radiator for added comfort, the landing provides access to all bedrooms and the family bathroom.

Bedroom One

A bright and airy landing featuring a rear-facing window that allows natural light to flow through the first-floor accommodation. Benefiting from a radiator for added comfort, the landing provides access to all bedrooms and the family bathroom.

Bedroom Two

A well-proportioned double bedroom featuring a front-facing window that provides plenty of natural light and a radiator for added comfort. A bright and versatile room, ideal as a bedroom, guest room or home office.

Bedroom Three

A well-proportioned third bedroom featuring a side-facing window providing natural light and a radiator for added comfort. A versatile space that would be ideal as a child's bedroom, guest room, nursery or home office.

Bathroom

A modern family bathroom fitted with a paneled bath with shower over, hand wash basin and WC. Benefiting from a side-facing window providing natural light and ventilation, along with a radiator for added comfort. Well presented throughout, the bathroom offers a practical and relaxing space for everyday use.

Outside

To the rear of the property is an enclosed patio garden, providing a low-maintenance outdoor space ideal for relaxing or entertaining. The garden further benefits from a useful bin store and additional outdoor storage, offering excellent practicality and secure space for garden equipment and household items.



view this property online williamhbrown.co.uk/Property/RTF117622



welcome to

Wheatcroft Road, Rawmarsh Rotherham

- Modern three bedroom detached home with two receptions
- Beautifully presented throughout - Open plan living accommodation
- Ideal family home in a sought after residential location
- Low maintenance rear garden
- Well placed to schools, parks & amenities

Tenure: Freehold EPC Rating: E

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

view this property online [williamhbrown.co.uk/Property/RTF117622](https://www.williamhbrown.co.uk/Property/RTF117622)



Property Ref:

RTF117622 - 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](https://www.williamhbrown.co.uk)