



**Moor Lane South, Ravenfield Rotherham S65 4QQ**

**welcome to**

**Moor Lane South, Ravenfield Rotherham**

READY FOR A NEW OWNER - Situated in a popular residential location is this three bedroom semi detached property making an ideal family home. Boasting spacious accommodation throughout with ample off road parking & rear garden... CALL TO VIEW!



### **Entrance Porch**

Having a front facing double glazed door and a radiator.

### **Lounge**

12' 7" x 12' 4" ( 3.84m x 3.76m )

Having a front facing double glazed window and a radiator.

### **Dining Room**

12' 4" x 9' ( 3.76m x 2.74m )

Being open plan into Kitchen having a radiator.

### **Kitchen**

7' 5" x 15' 6" ( 2.26m x 4.72m )

Fitted with wall and base units housing the integrated hob, oven, extractor fan & fridge with worktops housing the sink & drainer. Having a side facing double glazed door, two rear facing double glazed windows and a radiator.

### **Reception Room Three**

14' 6" x 6' 9" ( 4.42m x 2.06m )

Having a front facing double glazed window, rear facing double glazed French doors, a large built in storage cupboard and a radiator.

### **Utility Room**

2' 5" x 5' 7" ( 0.74m x 1.70m )

Having a side facing double glazed window & boiler cupboard.

### **Landing**

Providing access to the loft via hatch.

### **Bedroom One**

12' 4" x 12' 6" ( 3.76m x 3.81m )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

14' 7" x 6' 2" ( 4.45m x 1.88m )

Having a front & rear facing double glazed window and a radiator.

### **Bedroom Three**

9' x 7' 7" ( 2.74m x 2.31m )

Having a rear facing double glazed window and a radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window, a radiator and spotlights.

### **Outside**

To the front of the property is a drive providing off road parking for 4 cars,

To the rear is an enclosed artificial lawned garden with Indian stone patio.



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## Moor Lane South, Ravenfield Rotherham

- Three bedroom semi detached property
- Situated in a sought after location
- Ideal family purchase
- Well placed to local amenities & transport links
- Ample off road parking & rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £186,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117114 - 0003

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