



Gower Way, Rawmarsh Rotherham S62 7AD

welcome to

Gower Way, Rawmarsh Rotherham

£440,000 - STOP THE PRESS!... If you are looking for you next family home then look no further! Ticking all the boxes of family living whilst boasting stunning & modern accommodation throughout, 2 en-suites, a drive & garage - WHAT ARE YOU WAITING FOR?! CALL US NOW!



Entrance Hall

A welcoming entrance having a front facing door & a radiator.

Lounge

Having a front facing double glazed window & a beautiful feature fireplace.

Downstairs W.C.

Fitted with a hand wash basin & a WC.

Dining Room

Being open plan into the kitchen having rear facing bi fold doors leading to the beautifully presented garden & three rear facing skylights.

Kitchen

Being open plan into the dining room fitted with a series of wall & base units along with coordinating kitchen island with Quartz worktops. Having integrated appliances including hob, oven & extractor fan, the fridge/freezer & dishwasher & washing machine, a rear facing double glazed window & a radiator. Also benefiting from heated plinths.

Bedroom One

Situated on the second floor having two front facing & two rear facing skylights, a radiator, built in storage cupboard & providing entry to the loft.

En Suite

The second floor en suite is fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing skylight.

Bedroom Two

Having three front facing double glazed windows a radiator & a walk in wardrobe with fitted wardrobes, spotlights & a radiator.

En Suite

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window.

Bedroom Three

Having a rear facing double glazed window & a radiator.

Bedroom Four

Having a rear facing window & a radiator.

Bathroom

Fitted with a bath & a separate shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window & spotlights to the ceiling.

Outside

To the front of the property is a driveway & an integral garage providing off road parking.

To the rear is a beautifully presented lawned garden with a decked area & a shed providing outside storage and overlooking the cricket fields.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Gower Way, Rawmarsh Rotherham

- Four bedroom detached property - overlooking cricket fields
- Spacious & beautifully presented accommodation throughout
- Well placed to local amenities, transport links & schools
- Drive & integral garage providing off road parking
- Rear garden with deck

Tenure: Freehold EPC Rating: C
Council Tax Band: E



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117259 - 0006

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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