



Church Avenue, Rawmarsh Rotherham S62 6LS

welcome to

Church Avenue, Rawmarsh Rotherham

£220,000-£230,000 - FAMILY FORTUNES - Offered to market is this beautiful three bedroom detached providing the ideal family purchase. Boasting spacious accommodation with drive & garage providing off road parking...ARRANGE YOUR VIEWING!!!



Entrance Hall

Having a front facing double glazed door & radiator.

Lounge

Having a front facing double glazed window, radiator & an electric fireplace.

Dining Room

Having rear facing double glazed patio doors & a radiator.

Kitchen

Fitted with wall & base units & worktops housing the sink & drainer. Having a rear facing double glazed window & door and radiator.

Conservatory

Having side & rear facing double glazed windows along with rear facing door.

Landing

Having a side facing double glazed window, radiator & built in storage cupboard.

Bedroom One

Having a front facing double glazed window & radiator.

Bedroom Two

Having a rear facing double glazed window & radiator.

Bedroom Three

Having a front facing double glazed window, radiator & storage cupboard.

Bathroom

Fitted with a bath & overhead shower, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

Outside

To the front of the property is a lawned garden along with driveway & garage providing off road parking.

To the rear is an enclosed lawned garden with a shed for outdoor storage & low maintenance pebbled area.



view this property online williamhbrown.co.uk/Property/RTF117587



welcome to

Church Avenue, Rawmarsh Rotherham

- Three bedroom detached property
- Spacious accommodation throughout
- Located in a sought after area
- Drive & garage providing off road parking
- Rear garden

Tenure: Freehold EPC Rating: Awaited

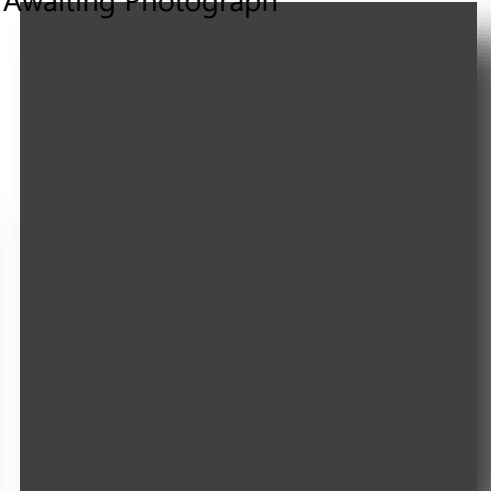
Council Tax Band: D

guide price

£220,000



Awaiting Photograph



Please note the marker reflects the
postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF117587



Property Ref:
RTF117587 - 0003

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