



Arthur Street, Rawmarsh Rotherham

welcome to

Arthur Street, Rawmarsh Rotherham

A spacious well-presented three bedroom semi-detached home situated on a cul-de-sac location benefiting from an open plan layout to the ground floor, a utility room with ground floor WC, driveway and garage. Ideal for first time buyers and young families.



Entrance Hall

With a front facing composite door, a central heating radiator and stairs which rise to the first floor.

Lounge

With a front facing double glazed window, a central heating radiator and open plan access to the dining room.

Dining Room

With rear facing French doors leading out to the rear garden, a central heating radiator, a log burner as the focal point of the room and area for a dining table and chairs. Open plan access to the kitchen.

Kitchen

Fitted with a range of wall and base units with coordinating work surfaces housing the 1 1/2 bowl sink and drainer with mixer tap. The kitchen has a gas hob with extractor above, an electric oven, an integrated dishwasher and space for an American style fridge-freezer. There is tiled flooring, complimentary tiled splashback and a rear facing double glazed window.

Utility / Ground Floor W.C.

Fitted with wall units with work surfaces housing the sink with mixer tap beneath which is plumbing for a washing machine. There is tiling to the walls and floor, a low flush WC and a double glazed obscure window.

First Floor Landing

With a front facing double glazed window and access to the loft.

Bedroom One

With a rear facing double glazed window, a central heating radiator and fitted wardrobes and drawers.

Bedroom Two

With a front facing double glazed window, a central heating radiator and built-in wardrobes.

Bedroom Three

With a rear facing double glazed window, a central heating radiator and fitted wardrobes.

Bathroom

Fitted with a low flush WC, a wash hand basin with mixer tap and a P-shaped bath with mixer tap, shower over and screen. There is tiling to the walls and floor, downlights to the ceiling, a heated towel rail, front and side facing obscure double glazed windows.

Outside

To the front of the property there is a driveway providing off road parking and access to the side and garage. To the rear of the property there is an enclosed lawned garden with paved patio.

Garage

With an up and over door.

Agent's Note

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.



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Arthur Street, Rawmarsh Rotherham

- OPEN PLAN GROUND FLOOR LAYOUT
- GOOD SIZED WELL-PRESENTED KITCHEN
- UTILITY ROOM WITH GROUND FLOOR WC
- SPACIOUS MODERN BATHROOM
- OFF ROAD PARKING AND GARAGE

Tenure: Freehold EPC Rating: C

Council Tax Band: A

£185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117665 - 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.

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