



Woodleys Avenue, Rawmarsh Rotherham S62 7QH

welcome to

Woodleys Avenue, Rawmarsh Rotherham

MORE THAN MEETS THE EYE ON WOODLEYS AVENUE! - A spacious three-bedroom semi-detached home featuring two reception rooms & a driveway & garage, situated in a sought-after area close to local amenities and schools...CALL TO VIEW!!!



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

Accessed via a front-facing double glazed entrance door, the welcoming hallway provides access to the ground floor accommodation and benefits from a radiator.

Dining Room

A well-proportioned second reception room having front-facing double glazed windows which provide ample natural light, along with a radiator. Offering a versatile space ideal for formal dining, family gatherings, or as an additional sitting room.

Lounge

A cosy and inviting living room featuring a striking log burner as the focal point of the space. Having rear-facing double glazed patio doors providing access to the garden and allowing plenty of natural light, along with a radiator.

Kitchen

Fitted with a range of wall and base units incorporating a sink and drainer. The kitchen benefits from an integrated hob, oven and extractor hood, providing a practical cooking space. Having a side-facing double glazed window and side-facing double glazed door, a radiator, and a useful pantry offering additional storage.

Landing

Having a side-facing double glazed window allowing natural light to the first floor, along with a loft hatch providing access to the roof space. Doors lead to the three bedrooms and bathroom.

Bedroom One

A spacious double bedroom having a front-facing

double glazed window and a radiator. The room benefits from fitted wardrobes providing ample storage, along with a built-in storage cupboard housing the combination boiler.

Bedroom Two

A well-proportioned double bedroom having a rear-facing double glazed window overlooking the garden, along with a radiator. Offering ample space for a range of bedroom furniture.

Bedroom Three

A third bedroom having a front-facing double glazed window providing natural light, along with a radiator. The room also benefits from a built-in storage cupboard, offering useful additional storage space.

Bathroom

Fitted with a hand wash basin and WC. Having side and rear-facing double glazed windows allowing for natural light, along with a radiator and spotlights.

Outside

To the front of the property is a driveway providing off-road parking for two vehicles, alongside a low-maintenance pebbled area attractively edged with a variety of shrubs, creating an appealing frontage.

To the rear of the property is an attractive enclosed garden featuring a patio area and a decked seating area, providing excellent spaces for outdoor dining and entertaining. The garden is edged with established shrubs and trees, creating a pleasant degree of privacy. Also benefiting from a detached garage fitted with an electric roller door.



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welcome to

Woodleys Avenue, Rawmarsh Rotherham

- Three bedroom semi detached home - Two reception rooms
- Popular residential location - close to amenities & transport links
- Ideal purchase for families/first time buyers
- Driveway providing off road parking
- Rear garden & patio along with detached garage

Tenure: Freehold EPC Rating: B

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117509 - 0004

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