

**FOR SALE**



**South Street, Rawmarsh**  
**Guide Price £140,000**

  
**MARTIN & CO**





## South Street, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £140,000

- Three bedrooms
- Two reception rooms
- Entrance hall
- Off road parking
- No chain

GUIDE PRICE £140,000 - £150,000. Upon an internal inspection, the size and layout of the property can be fully appreciated. The entrance hall welcomes you with a staircase leading to the first-floor landing. The bay windowed lounge features a charming fire surround and double doors that open into the dining room. The dining room also boasts a feature fire surround.

The generous-sized dining kitchen is equipped with wall and base units in a stylish beech effect. French doors lead to the rear garden, adding a touch of convenience and natural light.

Moving upstairs, the first-floor landing gives access to three bedrooms and a family bathroom. The bathroom is fitted with a four-piece suite.

Outside, the property offers a forecourt style garden at the front. Alongside, there is a drive with double gates for easy access. The rear garden features a pleasant patio area and a well-sized lawn, perfect for some outdoor relaxation.

Regarding the location, the property benefits from its proximity to local amenities and the public transport network.





If you'd like to arrange a viewing or have any further questions, feel free to get in touch.

**ENTRANCE HALL** With coving to the ceiling and dado rail to half height. There is a staircase rising to the first floor landing and front facing entrance door.

**LOUNGE** With coving to the ceiling, centre ceiling rose and picture rail. The focal point of the room is the feature fire surround with gas fire, front facing bay window and double doors to the dining room.

**DINING ROOM** With coving to the ceiling and picture rail. The focal point of the room is the feature fire surround with gas fire and rear facing window.

**DINING KITCHEN** With a range of fitted wall and base units in beech effect, wall units include extractor hood. Base units are set beneath worktops which include a oven, hob, sink, plumbing for washing machine, space

for fridge freezer, tiled splash backs, side facing window, entrance door and rear facing French doors to the garden.

**LANDING** With coving to the ceiling, dado rail and spindled balustrade.

**BEDROOM ONE** A generous size double bedroom with coving to the ceiling and front facing window.

**BEDROOM TWO** A generous size double bedroom with built in storage and dual aspect windows to side and rear.

**BEDROOM THREE** With coving to the ceiling and rear facing window.

**BATHROOM** With a white four piece suite which comprises of a low flush w.c, vanity wash hand basin, shower cubicle, bath, store cupboard and two side facing windows.



OUTSIDE To the front of the property is a forecourt style garden. Drive to the side with double gates. To the rear of the property is a lawn garden with patio.



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## Martin & Co Rotherham

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