

**FOR SALE**



**Ash Grove, Rawmarsh**  
**Guide Price £180,000**

  
**MARTIN & CO**



## Ash Grove, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £180,000

- Semi detached
- Three bedrooms
- No chain
- Dining kitchen
- Utility room

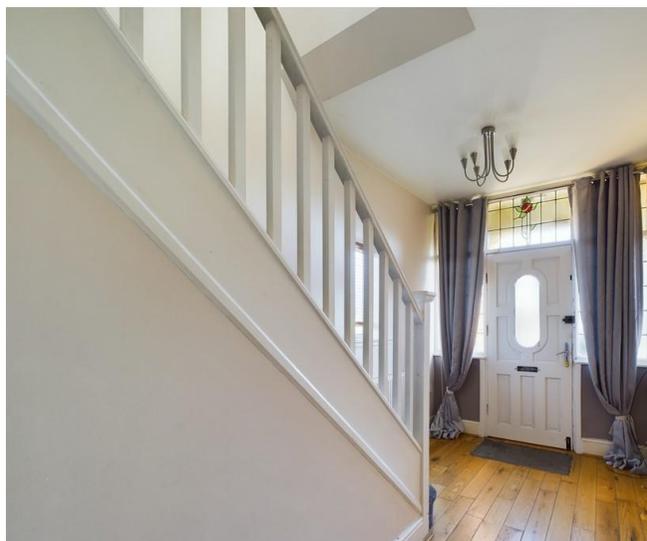
GUIDE PRICE £180,000 - £190,000. Positioned in the sought-after area of Rawmarsh, Ash Grove offers a practical and well-laid-out home, conveniently offered with no onward chain. This bay-windowed semi-detached property is a versatile choice for a wide range of buyers. Its location provides excellent access to local amenities, schools, and transport links, making it a convenient spot for daily living.

The ground floor includes a welcoming entrance hall featuring a spindled staircase leading to the first-floor landing. The bay-windowed lounge is a comfortable space, complete with an electric fire and double doors that open into the dining kitchen. The kitchen itself is fitted with a range of Beech-effect wall and base units, offering ample storage and workspace. Adjacent to the kitchen, a separate utility room provides additional functionality.

Upstairs, the first floor offers three well-proportioned bedrooms, with the master benefiting from a bay window that enhances the sense of space and light. The family bathroom features a four-piece suite, catering to the needs of modern living.

Outside, the property benefits from gardens to both the front and rear, creating opportunities for outdoor enjoyment. A driveway and garage provide off-road parking and additional storage.

Rawmarsh is a convenient location, with local



schools, for daily essentials, supermarkets are within easy reach. The property is well-connected by bus routes and road links, with easy access to the M1 and M18 motorways, ideal for commuters.

#### Summary

NO ONWARD CHAIN and a sought-after Rawmarsh location with EXCELLENT TRANSPORT LINKS and convenient amenities make this property a PRACTICAL choice for a wide range of buyers. Gardens, parking, and a four-piece family bathroom add to its appeal.

**ENTRANCE HALL** With a spindled staircase rising to the first floor landing, wooden flooring, side facing window and front facing entrance door.

**LOUNGE** With a contemporary wall mounted electric fire, front facing bay window and double doors open into the dining kitchen.

**DINING KITCHEN** Kitchen area has a range of fitted

wall and base units in Beech effect, wall units include extractor hood. Base units are set beneath contrasting worktops which include a single bowl sink, space for range style cooker, tiled splash backs, pantry and side facing window. Dining area has an open inset to the chimney breast and rear facing French style doors open onto the rear garden.

**UTILITY ROOM** Has plumbing for washing machine, side facing window and rear facing entrance door.

**LANDING** With spindled balustrade and side facing window.

**BEDROOM ONE** A double size room with front facing bay window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A good size single room with front facing window.



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

**OUTSIDE** To the front of the property is a lawn garden with drive to the side leading to the single garage. To the rear is a good size lawn with decked area.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
965.64 ft<sup>2</sup>  
89.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.