



Oakwood Crescent, Rawmarsh Rotherham S62 7JG

welcome to

Oakwood Crescent, Rawmarsh Rotherham

GUIDE PRICE £220,000 - £230,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this beautiful four bedroom semi detached property making the ideal family purchase. Boasting well presented accommodation throughout with off road parking and delightful gardens...CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door, a radiator and a storage cupboard.

Lounge

Having a front facing double glazed window, a radiator and a gas fire.

Dining Room

Having a rear facing double glazed window and French doors and a radiator.

Kitchen

Fitted with wall and base units housing the integrated hob, oven & extractor fan, dishwasher and washing machine along with worktops housing the the sink & drainer and breakfast bar. Having two rear facing double glazed windows and an electric heater.

Reception Room Three

Having a front facing double glazed window and a radiator.

Landing

Providing access to the loft via hatch with pull down ladder.

Bedroom One

Having a front facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing double glazed window and a heated towel rail.

Bedroom Two

Having a rear facing double glazed window, a radiator and built in storage cupboard housing the boiler.

Bedroom Three

Having a front facing double glazed window, a radiator and fitted wardrobes.

Bedroom Four

Having a front facing double glazed window, a radiator and a built in storage cupboard.

Bathroom

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

Outside

To the front of the property is a lawned garden and a drive providing off road parking for two cars.

To the rear is an enclosed lawned garden with a patio area. Also benefiting from an outside tap.



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Oakwood Crescent, Rawmarsh Rotherham

- Four bedroom semi detached property
- Ideal family purchase
- Well presented & spacious accommodation throughout
- Drive providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117095 - 0004

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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