



32 Middle Avenue, Rawmarsh, Rotherham, S62 7AZ

Asking Price £170,000

A much improved and EXTENDED THREE BEDROOM END TERRACED HOUSE offered for sale with NO UPWARD CHAIN.

The property forms the ideal purchase for the first-time buyer and benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND OFF-ROAD PARKING FOR TWO VEHICLES. The accommodation comprises: Entrance Porch, Lounge, extended Dining Kitchen, Store Room with Shower Room/W.C. To the first floor are three Bedrooms and Shower Room. Outside to the rear is an enclosed private garden with Storeplace/Workshop. Rawmarsh is centrally located for Rotherham, Doncaster and Barnsley and is served by an excellent compliment of shopping and schooling facilities.

ENTRANCE PORCH

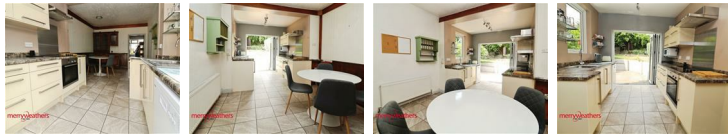
With composite door

LOUNGE 16'11" x 13'2" (5.18 x 4.03)



With front facing uPVC window and radiator beneath, fireplace recess with Slate mantle and staircase leading off.

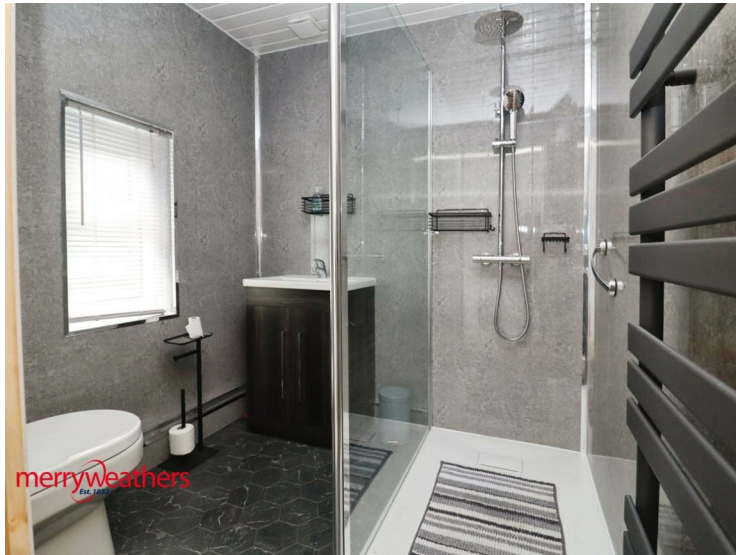
EXTENDED DINING KITCHEN 18'8" x 10'0" (5.7 x 3.05)



Having gloss finish base and wall units with contrasting work surfaces and inset stainless steel sink and monobloc tap set beneath a side facing uPVC window. Integrated electric hob and oven with high level extractor hood. Plumbing for washing machine. Radiator, tiled flooring and bi-fold doors opening into the rear garden

STORE ROOM

SHOWER ROOM/W.C. 6'4" x 5'10" (1.94 x 1.8)



With walk-in shower enclosure, vanity wash basin and W.C. Heated towel rail and uPVC opaque window

FIRST FLOOR LANDING

FRONT BEDROOM 16'10" x 10'0" (5.14 x 3.05)



With uPVC window and radiator

REAR BEDROOM 11'4" x 8'7" (3.47 x 2.62)



With radiator and uPVC window

REAR BEDROOM 11'4" x 8'2" (3.47 x 2.49)



With radiator, uPVC window and wardrobe

SHOWER ROOM 9'10" x 5'1" (3.02 x 1.57)



With walk-in shower enclosure, vanity wash basin and W.C. Radiator/heated towel rail and two uPVC opaque windows.

OUTSIDE



To the front is a block paved hardstanding providing off-road parking for two vehicles. To the rear is an established private garden with paved patio/seating area and steps rising to the lawn, beyond which is a useful store/workshop.

MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - End Terraced house

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Drive

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority

website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml> We advise all clients to discuss the above points with a conveyancing solicitor.

AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

Floor Plan

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph

