



19 Roundwood Grove, Rawmarsh, Rotherham, South Yorkshire, S62 5HR

**Offers Around £150,000**

A traditional THREE BEDROOM SEMI DETACHED HOUSE EXTENDED TO THE REAR and situated in a popular, sought after location. The property is in need of some upgrading and forms a blank canvas to create a family home. Benefitting from both gas central heating and double glazing, the accommodation comprises: Hall, Cloakroom, Lounge, extended Sitting/Dining Room, Kitchen, Utility, three Bedrooms, Shower Room/W.C.

Established gardens with drive and Carport



## ENTRANCE HALL



With half glazed entrance door, radiator and sealed unit double glazed opaque window, under stairs cupboard

## CLOAKROOM

With W.C. and wash hand basin, opaque glazed window.

## LOUNGE 10'11" x 14'1" (3.35 x 4.31)

The measurement taken into the front facing uPVC bow window, radiator

## EXTENDED SITTING/DINING ROOM 11'3" x 19'8" (3.45 x 6)

Having two radiators and double doors opening into the rear garden

## KITCHEN 7'8" x 8'0" (2.35 x 2.46)

With stainless steel sink, radiator and side facing bay window

## UTILITY ROOM 6'0" x 6'10" (1.84 x 2.1)

With gas cooker point and plumbing for washing machine

## LANDING

With side facing sealed unit double glazed opaque window

## FRONT BEDROOM 8'11" x 14'1" (2.74 x 4.31)



The larger measurement taken into the front facing

uPVC bow window, radiator and fitted wardrobes running the length of one wall

## REAR BEDROOM 10'0" x 10'11" (3.07 x 3.33)



With uPVC window, radiator and built-in wardrobes

## FRONT BEDROOM 5'10" x 7'8" (1.78 x 2.36)



With uPVC window and cupboard over the stairs

## SHOWER ROOM/W.C.



Comprising a shower cubicle, vanity unit and W.C. Heated towel rail, uPVC opaque window. Cupboard housing the Worcester Bosch gas boiler

## OUTSIDE



The property enjoys a wide frontage with established flower and shrub garden with driveway providing off-road parking beneath the Carport. To the rear is an enclosed paved garden with timber shed

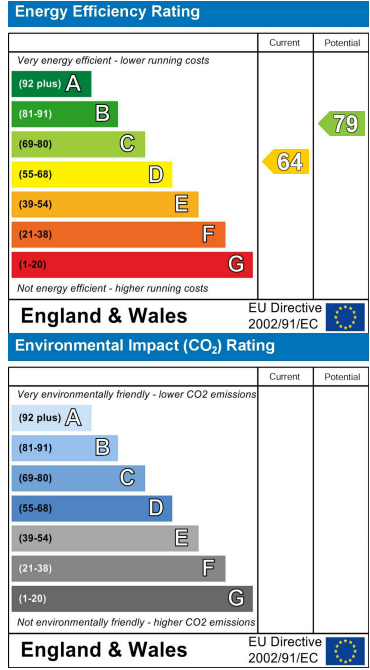
Floor Plan



Area Map



Energy Efficiency Graph



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.

