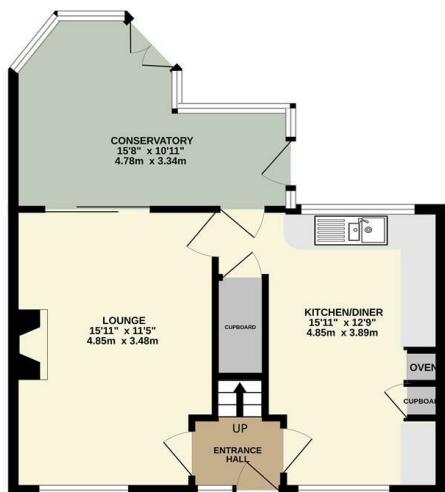
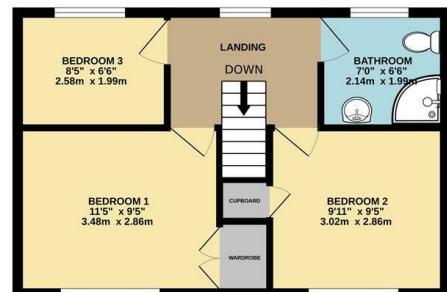


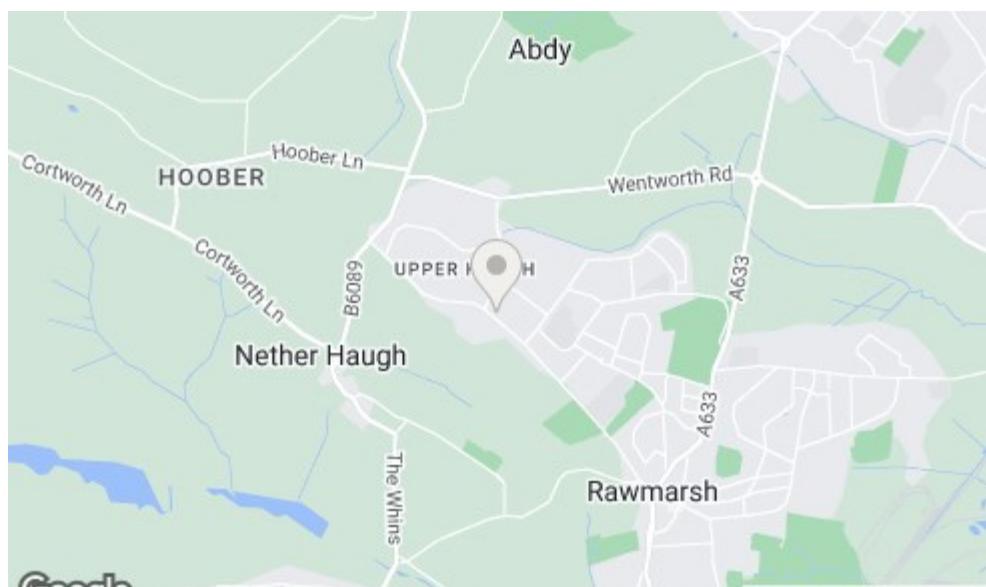
GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.7 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.9 sq.m.) approx.
Whilst every attempt has been made to ensure accuracy, measurements taken here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition or working order can be given.
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ESTD 1840



115, Haugh Road, Rotherham, S62 7DW

Guide Price £205,000

115 Haugh Road, Rawmarsh, Rotherham, S62 7DW

Description

Guide Price £205,000 -£220,000

Offered with no upward chain & of possible appeal to the first time buyers, is this 3 bedroom detached home with rear conservatory & single garage.

Enjoying well maintained mature lawned gardens to both the front & rear, this lovely property boasts a dining kitchen which is fitted with a comprehensive range of attractive cream gloss finished units with integrated fridge, freezer, washing machine & dishwasher along with a Bosch electric oven and Bosch gas hob. The kitchen enjoys a dual aspect overlooking both gardens & has a courtesy door to the 'P' shaped conservatory. This very spacious conservatory could be used year round due to the benefit of a radiator & there are patio doors leading back through to the lounge. There are light & power points, TV connection point & door leading to the rear garden. The living room houses a glorious limestone feature fireplace with fitted electric living flame fire.

To the first floor are the 3 bedrooms, 2 of double size & a good single. The Principal bedroom has built in wardrobes providing hanging & shelving & overlooks the front garden. Bedroom two also has a built in storage cupboard which houses the combination boiler. The shower room is fitted with a very nice modern white 3 piece suite with coordinating tiling to the walls.

The main approach to the property on foot is to the front which has a foot gate leading down the steps to the entrance door with lovely lawned gardens either side. There is gated access at the side to the footpath leading to the rear garden. To the rear is a further mature lawned garden with an abundance of flower & shrubs along with a patio & 2 sheds with electric. There are hot & cold water taps & rear access to the single garage. The garage has an electric roller door along with power.

The property is in a great location close to local Schools & upon Thorogate is a small arcade of shops & amenities. Within a mile are the fantastic open spaces of Wentworth along with the garden centre & the historic Wentworth Woodhouse.

- A 3 bedroom detached home with rear garage
- No upward chain
- Delightful front & rear gardens along with rear patio.
- P shaped conservatory connected to both the kitchen & lounge
- One owner from new!
- Burglar alarm fitted for that added security.
- Dual aspect lounge with lovely feature limestone fireplace
- Great opportunity for the first time buyers or growing family alike
- Viewing recommended
- Freehold. Council tax band C



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