



Middle Avenue, Rawmarsh Rotherham S62 7BS

welcome to

Middle Avenue, Rawmarsh Rotherham

YOUR SEARCH ENDS HERE! - A beautifully renovated three-bedroom semi-detached home, finished in a modern and neutral style throughout. Offering spacious accommodation and a large rear garden, this move-in-ready property is ideal for families, first-time buyers, or investors...ARRANGE YOUR VIEWING!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Porch

The entrance porch is accessed via a front-facing entrance door, with an internal door leading through to the entrance hallway.

Entrance Hall

A welcoming entrance hall featuring a built-in storage cupboard, radiator, and a side-facing window providing natural light, with stairs rising to the first-floor accommodation.

Lounge

A bright and spacious reception room finished in neutral décor, featuring two front-facing windows that allow plenty of natural light to flow through the space, along with a radiator. Ideal for relaxing and entertaining.

Dining Room

A generous dining space finished in neutral décor, featuring two rear-facing windows that provide an abundance of natural light, along with a radiator. Offering ample space for family dining and entertaining.

Kitchen

A modern fitted kitchen comprising a range of wall and base units with complementary work surfaces, incorporating a sink and drainer. Integrated appliances include a hob, oven, extractor fan, and fridge/freezer. The room also benefits from an under-stairs storage cupboard, radiator, side-facing entrance door, and a rear-facing window providing natural light.

Landing

A bright first-floor landing with a side-facing window

providing natural light and access to all bedrooms and the family bathroom.

Bedroom One

A spacious double bedroom featuring two front-facing windows that fill the room with natural light, along with a radiator. Neutrally decorated throughout, this room provides a blank canvas for buyers to create their ideal bedroom space.

Bedroom Two

A well-proportioned double bedroom featuring two rear-facing windows allowing plenty of natural light, along with a radiator. Finished in neutral décor, the room offers a comfortable and versatile space suitable for a range of bedroom layouts.

Bedroom Three

A well-presented bedroom featuring a front-facing window that provides natural light and a radiator. Finished in neutral décor, this versatile room would be ideal as a bedroom, nursery, home office, or dressing room.

Bathroom

A modern three-piece suite comprising a panelled bath with shower over, wash hand basin, and low flush WC. Featuring attractive tiled walls, a rear-facing window providing natural light and ventilation, and a contemporary finish throughout.

Outside

To the front of the property is a driveway providing off-road parking, with side access leading to the rear garden.

A generous rear garden, predominantly laid to lawn, featuring a pathway running through the garden, an outbuilding providing useful storage space, and gated access to the garage. Offering excellent outdoor space, the garden is ideal for families, entertaining, and enjoying the outdoors.



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welcome to

Middle Avenue, Rawmarsh Rotherham

- Three bedroom semi detached property - popular residential location
- Fully renovated throughout - Modern & neutral decor
- Spacious & well presented accommodation - move in ready
- Ideal for families & first time buyers - NO ONWARDS CHAIN
- Off road parking & large rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: A



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117589 - 0004

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)