



Charles Street, Rawmarsh Rotherham S62 5NS

welcome to

Charles Street, Rawmarsh Rotherham

A ROYAL FIND - Move straight in to this beautifully presented two bedroom semi detached home, ideally located close to schools, shops and amenities. Benefiting from a front garden and on street parking, this ready to enjoy property is perfect for first time buyers and investors alike.



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."

Lounge

A comfortable and welcoming living space, featuring a front facing double glazed window that fills the room with natural light, along with a central heating radiator for year-round comfort.

Dining Room/Reception Room

An open plan and versatile living space leading from the lounge, featuring side facing patio doors providing access to the garden and allowing plenty of natural light, together with a central heating radiator.

Kitchen

Fitted with a range of wall and base units with complementary work surfaces incorporating a sink and drainer. Benefiting from an integrated hob and oven, with space for a fridge/freezer and washing machine. Having a rear facing window and door providing access outside.

Bedroom One

A spacious double bedroom benefiting from two front facing double glazed windows, allowing for plenty of natural light, and a central heating radiator.

Bedroom Two

A well proportioned bedroom featuring a rear facing double glazed window, a central heating radiator and a range of fitted wardrobes, providing excellent storage space.

Bathroom

Fitted with a bath with shower over and a hand wash basin. Having a rear facing window providing natural light and ventilation.

The separate WC is fitted with a low flush W.C. and benefiting from a rear facing window, providing natural light and ventilation.

Outside

To the front of the property is a well maintained garden, creating an attractive first impression.

To the rear, there is a paved patio area providing the perfect space for outdoor seating, entertaining and enjoying the warmer months.



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welcome to

Charles Street, Rawmarsh Rotherham

- Two bedroom semi detached property
- Well presented throughout - move in ready accommodation
- Ideal for first time buyers
- Well placed to amenities & transport links
- On street parking with front garden & rear patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£160,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117630 - 0002

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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)