



**Fred Edwards Park, Rawmarsh, Rotherham,  
South Yorkshire, S62 7FG**

Price  
**£99,995**

### Property Features

- TWO DOUBLE BEDROOM
- MID TOWN HOUSE
- ENCLOSED REAR GARDEN
- OFF STREET PARKING
- VIEWING HIGHLY ADVISED

Speak with our Sales  
Adviser Today to Arrange a  
Viewing!

### Property Summary

OAKLEAF PROPERTIES are pleased to offer for sale this two bedroom, mid town house in the ever popular Rawmarsh area of Rotherham. The house is nicely presented throughout and has the benefits of double glazing, central heating, enclosed rear garden and off street parking. Making an ideal starter home for first time buyers or a perfect buy to let, we expect this one to sell quickly so DO NOT MISS OUT - BOOK YOUR VIEWING EARLY!!

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Accommodation Briefly Comprises Of:

Ground Floor Level

#### ENTRANCE

The hallway has access to the kitchen, downstairs WC, lounge and stairs to the first floor level.

#### CLOAKROOM

The cloakroom is fitted with a white, two piece suite comprising of a low level flush WC and a pedestal wash hand basin. Window to the front elevation and a central heating radiator.

#### KITCHEN

The kitchen has a window to the front elevation and is fitted with a range of wall and base units with contrasting work surfaces, built in oven with gas hob and a concealed extractor fan. Stainless steel single drainer sink unit with mixer tap and there is space for a free standing fridge/freezer. Plumbing for washing machine and dishwasher.

#### LOUNGE

The lounge has French doors leading out in to the rear garden, a central heating radiator and a useful store cupboard.

First Floor Level

#### LANDING

The landing has access to both bedrooms, the bathroom and the loft which is insulated.

#### BEDROOM ONE

Bedroom one has two windows to the front elevation and a central heating radiator.

#### BEDROOM TWO

The second bedroom has a window to the rear elevation and a central heating radiator.

#### BATHROOM

The bathroom has a three piece suite comprising of a panelled bath with shower over, pedestal wash hand basin and a low level flush WC. Central heating radiator.

#### EXTERNAL

The front of the property provides off street parking and there is a small grassed area. The rear garden is grassed and enclosed by a fence.

# Map

