



12 Rosedale Avenue, Rawmarsh, Rotherham, S62 5AS

Tucked away on a quiet cul-de-sac in the popular village of Rawmarsh, this three-bedroom home offers generous proportions throughout, off-road parking for multiple vehicles and plenty of potential for its next owners. It offers a fantastic amount of space and presents a wonderful opportunity for buyers looking to add their own style and modern touches over time, creating a home that truly suits their needs.

Upon entering the property, you are welcomed by a generous and bright hallway, immediately giving a sense of the space on offer. The living room and dining room is light and comfortable, with a large window allowing plenty of natural light to fill the room, ideal for both everyday family life and entertaining. To the rear of the home is the kitchen, which provides direct access to the garden and offers further scope for buyers to make it their own.

Upstairs, the generous proportions continue with three well-sized bedrooms and a family bathroom. Each room offers flexibility, whether you're looking for family bedrooms, a guest room or a dedicated home office.

Outside, the beautifully presented rear garden is a real highlight of the property. With plenty of outdoor space, there is plenty of opportunity to enjoy the garden as it is or adapt it to suit your lifestyle. Whether that's creating a vegetable patch, a play area for children or adding your own landscaping touches, the possibilities are endless. The

- ***NO CHAIN***
- **Room To Improve**
- **Semi-Detached Home**
- **3 Bedrooms**
- **Off Road Parking**
- **Enclosed Rear Garden**
- **Detached Garage**
- **Popular Location**
- **Close to Amenities, Schools and Transport Links**
- **Viewing Highly Recommended**

£150,000



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	