

Freehold  
Asking Price: £145,000

Swallow Crescent, Rawmarsh,  
Doncaster S67



LINCOLN RALPH



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# Swallow Crescent, Rawmarsh, Rotherham, S62

Viewing is highly recommended to appreciate this modern three bedroom semidetached home. The accommodation briefly comprises an entrance lobby, well presented lounge, lobby, ground floor WC, fitted kitchen and a conservatory. To the first floor is a landing, three bedrooms and a bathroom. Outside off road parking is provided by a driveway and garage. At the rear is a generous well appointed garden. Avoid disappointment and arrange your viewing with Lincoln Ralph today!

**Entrance Lobby** With double glazed front door and stairs rising to first floor.

**Lounge** 4.52 x 3.10. With front aspect and fitted TV cabinet.

**Cloakroom/WC** With WC and wash basin in white.

**Dining Kitchen** 3.1 x 4.15. With a range of contemporary gloss finish units in white with work surfaces, tiling and sink with mixer. Concealed gas boiler, plumbed for dishwasher and patio doors to the conservatory. Cooking appliances of gas hob, electric oven and extractor hood.

**Conservatory** 3.75 x 2.88. With double glazed French doors opening to the rear gardens.

**Bedroom One** 3.45 x 2.68. With dual front aspect and double door wardrobe.

**Bedroom Two** 3.20 x 1.96. With rear aspect and concertina doors opening to a cleverly concealed vanity area.

**Bedroom Three** 2.22 x 2.11. With rear aspect.

**Bathroom** 2.24 x 1.91. A fully tiled bathroom with white suite comprising wc, wash basin and bath with electric shower and folding screen. Towel rail/radiator.

**Outside** Beautiful enclosed rear gardens with shrub beds, decked patio areas and outside tap. Rear aspect to the garage. To the front is a block paved drive and car standing area with access to the garage.

**Garage** 5.02 x 2.42. With light power and up and over entry door. The rear of the garage is converted to a Utility area with storage cupboards, plumbing for washer and rear access door.

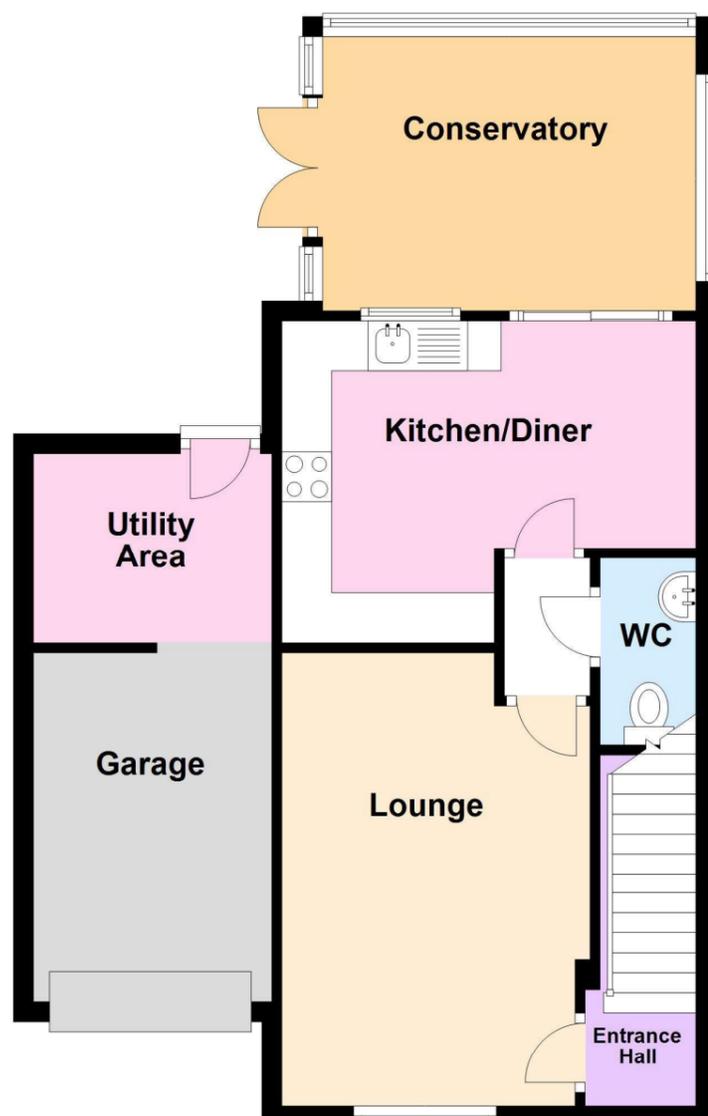


- Modern three bed semi
- High standards throughout
- First time buyer or family
- Central heating and double glazing
- Conservatory
- Beautiful gardens
- Drive and garage with utility area

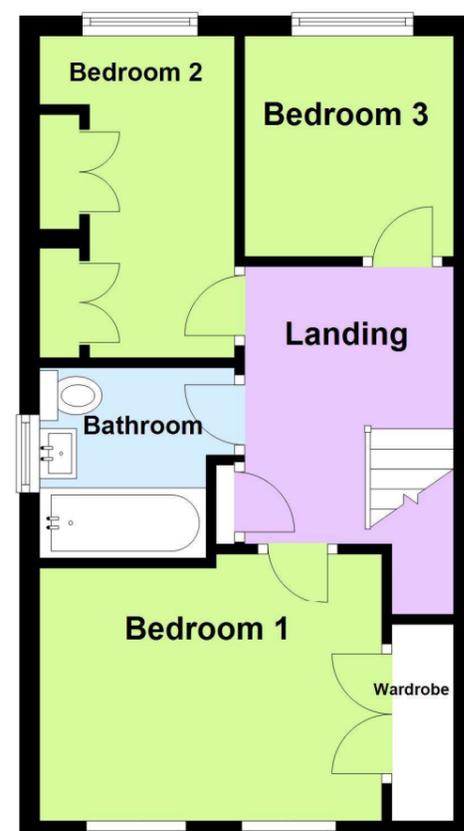
#### Disclaimer

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## Ground Floor



## First Floor



This plan is used for illustration purposes only  
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