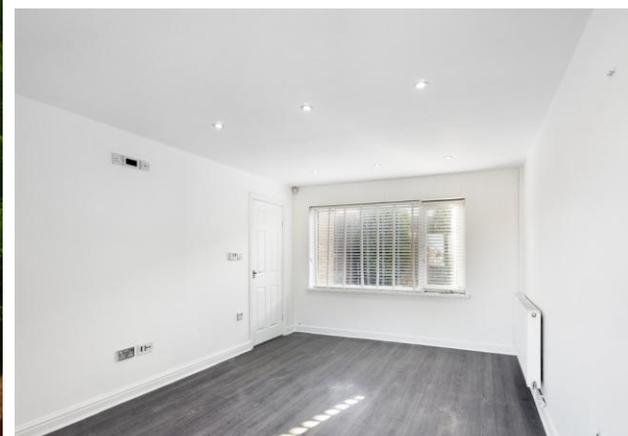


**FOR SALE**



**Hawke Close, Rawmarsh**  
**Offers Over £130,000**

  
**MARTIN & CO**



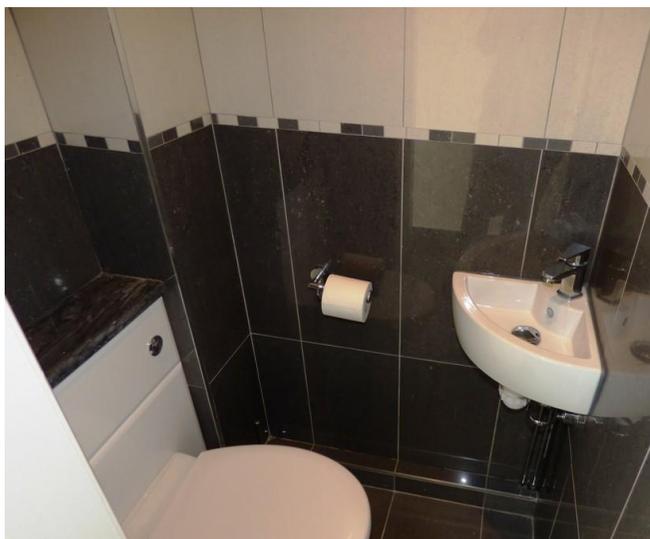
## Hawke Close, Rawmarsh

3 Bedrooms, 1 Bathroom

Offers Over £130,000

- SEMI DETACHED
- THREE BEDROOMS
- NO CHAIN
- SPACIOUS
- CUL DE SAC LOCATION

OFFERS OVER £130,000. This spacious and well presented family home truly needs to be viewed to appreciate what it has to offer. Located at the very top of Rawmarsh the property stands within a cul de sac location offering the best of both worlds, a quiet location with the Wentworth countryside on the doorstep but with all local amenities, parks and schools nearby. Brilliant access to transport links and major road networks. Well presented with great room dimensions throughout,. CALL NOW to register your interest.



In brief the property comprises of front entrance/utility porch with plumbing for washing machine, front facing window and entrance door and door leading through to the kitchen. Kitchen having a range of fitted wall and base units in high gloss white with contrasting worktop and upstands. There is an integrated dishwasher, electric oven, hob, extractor hood, single bowl sink, downlights to the ceiling, tiled floor and rear facing window. Rear hall with tiled floor and door to the garden. Cloakroom with a two piece suite comprising of low flush w.c, wash hand basin, tiling to floor and walls and downlight to ceiling. Generous sized lounge with downlights to the ceiling front facing window and rear facing French doors to the garden.

First floor landing three good size bedrooms, master with fitted mirror fronted wardrobes and dressing area. Family bathroom having a three piece suite comprising of vanity wash hand basin, low flush w.c, bath, tiling to walls, floor and downlights to the ceiling. Separate shower room with walk in shower and tiling to the walls.

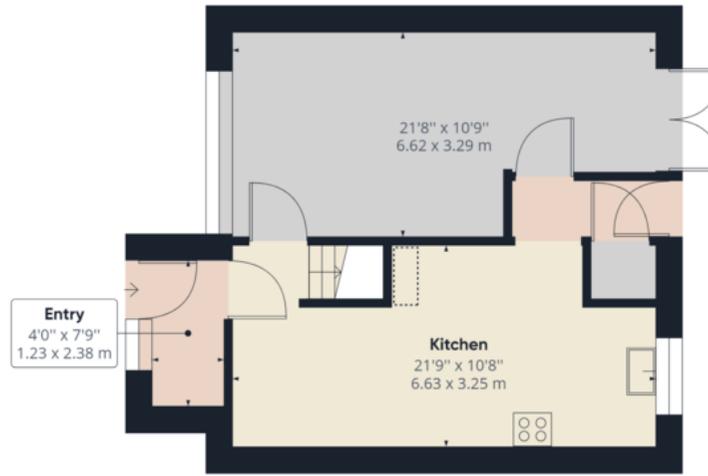
Outside to the front of the property is an enclosed garden which is pebbled with shrub borders. And to the rear is an enclosed garden.



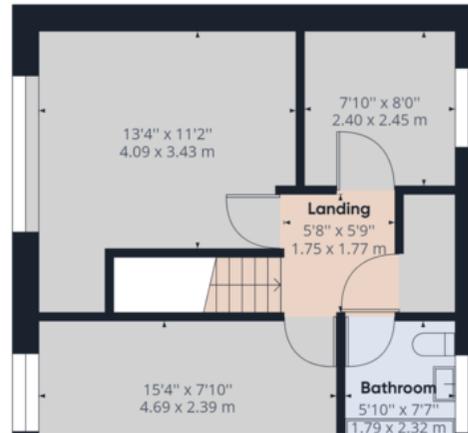


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>	69	
(55-68) <b>D</b>		





Ground Floor



**Approximate total area<sup>(1)</sup>**  
 957.73 ft<sup>2</sup>  
 88.98 m<sup>2</sup>

**Reduced headroom**  
 5.59 ft<sup>2</sup>  
 0.52 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
 (below 1.5m/4.92ft)

While every attempt has been made to

## Martin & Co Rotherham

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# 01709 544982

<http://www.martinco.com>



**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.