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FOR YOUR NEXT MOVE...

Hadleigh Close, Rawmarsh



Guide Price: £235,000 to £245,000. This beautifully presented detached home is positioned upon a quiet cul-de-sac within a modern estate of Rawmarsh, being just a short walk to shops, schools and within easy reach of Parkgate retail park.

In brief the property comprises; Entrance Hall \* Open Plan Lounge Diner \* Kitchen with Integral Appliances \* THREE DOUBLE BEDROOMS, all with Fitted Wardrobes \* En-suite Shower Room \* Family Bathroom \* Rear Privately Enclosed Lawn and Patio Garden \* Driveway and Garage.

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## ACCOMMODATION

- Beautifully Presented Detached Home
- Quiet Cul-de-sac Position
- Three DOUBLE Bedrooms with Fitted Wardrobes & Two Bathrooms
- Open Plan Lounge Diner
- Kitchen with Integral Appliances
- Privately Enclosed Lawn & Patio Garden
- Walking Distance to Parkgate Retail Park
- FREEHOLD / Council Tax Band D



GROUND FLOOR  
604 sq.ft. (56.1 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (45.4 sq.m.) approx.



TOTAL FLOOR AREA: 1093 sq.ft. (101.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given regarding their operation or efficiency. See also EPC.

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51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
 T: 01709 515740 E: info@bartons-net.co.uk

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