



Rufford Rise,

welcome to

Rufford Rise,

**** GUIDE PRICE £200,000 - £210,000 **** Three-bedroom semi-detached home in popular Sothall, ideal for first-time buyers. Close to Rother Valley Country Park and Crystal Peaks. Don't miss out—call now to book your viewing!



Kitchen

9' 3" x 8' 5" (2.82m x 2.57m)

Having a range of wall and base units, inset sink and rolled edge work surfaces. Electric oven and hob with extractor above. Integrated washing machine. Front facing double glazed window and radiator.

Dining Room

16' 9" x 7' 7" (5.11m x 2.31m)

Front facing double glazed window, radiator and laminate flooring.

Lounge

16' 4" x 11' 3" (4.98m x 3.43m)

Rear facing double glazed window and French doors leads to the rear garden, Radiator and staircase leading to the first floor accommodation.

Landing

Loft access can be obtained.

Bedroom One

10' x 8' 5" (3.05m x 2.57m)

Rear facing double glazed window, radiator and fitted wardrobes.

Bedroom Two

8' 6" x 8' 5" (2.59m x 2.57m)

Front facing double glazed window and radiator.

Bedroom Three

7' 7" x 6' 10" (2.31m x 2.08m)

Rear facing double glazed window and radiator.

Shower Room

A suite comprising shower cubicle, wc and wash hand basin. Tiling to the walls and floor and front facing double glazed window.

Gardens

To the rear of the property is a enclosed garden with paved seating area and shed.

Driveway

There is a drive to the front of the property.



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Semi detached property

- Three bedrooms
- Two reception rooms
- May suit first time buyers
- Sought after area

Tenure: Freehold EPC Rating: C
Council Tax Band: A

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
CPK114731 - 0002

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