



**Post Office Row, Clifton Rotherham S66 7RY**



**welcome to**

**Post Office Row, Clifton Rotherham**

A rare opportunity to purchase this Character property within the rural village of Clifton, the neighbour village to sought after Micklebring and Braithwell. Having two double bedrooms, modern kitchen & bathroom, log burner, partially converted loft space and loads of traditional features.



### **Kitchen**

15' 5" Max x 9' Max ( 4.70m Max x 2.74m Max )

A front side PVC double glazed door opens to the kitchen comprising a range of wall, drawer and base units, with contrasting wooden worktops, tiled splashbacks and an inset sink drainer. Has an integrated washing machine, electric oven and gas hob with extractor overhead. Space is available for a fridge freezer. There is a front facing double glazed window, central heated radiator and understairs cupboard.

### **Lounge**

15' 2" x 12' 3" Max ( 4.62m x 3.73m Max )

Alongside the beams the focal point of this room is the fireplace with log burner. There are side and front facing double glazed windows and two central heated radiators.

### **Landing**

Having a central heated radiator and access to all first floor accommodation.

### **Bedroom One**

9' 3" To Front Of Wardrobes x 8' 2" extending to 12' 3" ( 2.82m To Front Of Wardrobes x 2.49m extending to 3.73m )

Having fitted wardrobes, front facing double glazed window and a central heated radiator.

### **Bedroom Two**

12' 4" x 8' 10" ( 3.76m x 2.69m )

Having a front facing double glazed window, central heated radiator and access to the partially converted loft space.

### **Loft Space**

21' 4" Max x 12' 2" Max ( 6.50m Max x 3.71m Max )

Having two double glazed skylights and a central heated radiator.

### **Bathroom**

A three piece bathroom with exposed stone wall.

Comprising a wash hand basin on vanity unit, low flush W/C and bath with shower overhead. Has part tiling to the walls, extractor an, central heated towel rail and a side facing double glazed window.

### **Courtyard**

A shared gate provides access to this low maintenance courtyard with brick built outbuilding. There is a right of access over this courtyard for the neighbouring property.



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## Post Office Row, Clifton Rotherham

- Character Property with Two Double Bedrooms
- Village Location
- Modern Kitchen & Bathroom
- Log Burner
- Partially Converted Loft Space

Tenure: Freehold EPC Rating: C

offers in the region of

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY105667 - 0004

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