



Holywell Crescent, Braithwell Rotherham S66 7AG

welcome to

Holywell Crescent, Braithwell Rotherham

This pleasing mid-terrace home boasts fantastic kerb appeal and is set in a sought after village location. Having a welcoming exterior, well-proportioned living spaces, three reception rooms, utility room, front and rear gardens making this a great property to start on the property ladder.



Entrance Porch

Entry to the porch through a set of front facing UPVC doors, leading on to a upvc door to the hallway.

Hall

Having an understairs cupboard, downlights, central heated radiator and stairs leading to the first floor.

Lounge

10' 10" x 14' 11" (3.30m x 4.55m)

A stylish lounge with electric fire and media wall. The room also benefits from a double glazed window to the front and a central heated radiator.

Kitchen/Diner

21' 8" x 10' 9" Max (6.60m x 3.28m Max)

Open plan kitchen/diner fitted with a range of wall, draw and base units with tiled splashbacks and contrasting worksurfaces housing the sink and drainer. Space is available for american style fridge freezer and aga style cooker. Having downlights, door to the utility, rear double glazed window, one central heated radiator and an open arch way to the conservatory.

Utility

Having plumbing for a washing machine and a rear facing double glazed window.

Conservatory

21' 8" x 10' 5" Max (6.60m x 3.17m Max)

A brick based conservatory with a pvc roof, side and rear facing double glazed windows, power and lighting and upvc french doors onto the rear garden.

Landing

Providing access to all bedrooms and the bathroom.

Bedroom One

9' 10" To front of wardrobes x 10' 10" (3.00m To front of wardrobes x 3.30m)

A front facing double bedroom with fitted wardrobes, featuring a front double glazed window and one central heated radiator.

Bedroom Two

11' 1" x 8' 8" (3.38m x 2.64m)

A rear facing bedroom with built in wardrobes, a double glazed window to the rear and one central heated radiator.

Bedroom Three

9' 9" x 7' 11" (2.97m x 2.41m)

Having a front double glazed window and one central heated radiator.

Bathroom

Four piece bathroom comprising a wash hand basin, w/c, bath and shower. Having tiling to the walls, downlights to the ceiling and a double glazed window to the rear.

Outside

A lovely frontage property with a low maintenance garden area, gated entry and surrounding fence makes the front garden fully enclosed.

To the rear of the property is a fully enclosed garden area with decking, shed and outside tap.



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Holywell Crescent, Braithwell Rotherham

- Mid-Terrace With Three Bedrooms
- Sought After Village Location
- Attractive Kerb Appeal
- Ideal Opportunity For A First Time Buyer
- Sizeable Open Plan Kitchen Diner

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
MBY106331 - 0002

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