



**Bradlea Rise, Rawmarsh Rotherham S62 5QJ**

**welcome to**

**Bradlea Rise, Rawmarsh Rotherham**

£210,000 - HOME SWEET HOME - This beautiful three bedroom semi detached is offered to market making the ideal family purchase. Boasting a beautifully presented rear garden and off road parking to the front...DON'T DELAY, CALL TODAY!!!



### **Entrance Porch**

Having a front facing double glazed door.

### **Lounge**

14' 9" x 11' 11" ( 4.50m x 3.63m )

Having a front facing double glazed window, a central heating radiator and a fireplace.

### **Dining Room**

12' 1" to maximum point x 11' 8" to maximum point ( 3.68m to maximum point x 3.56m to maximum point )

Having a rear facing double glazed window and a central heating radiator.

### **Kitchen**

11' 10" x 8' 8" including built in storage ( 3.61m x 2.64m including built in storage )

Fitted with wall and base units housing the integrated oven, hob, extractor fan & fridge/freezer with space and plumbing for a washing machine.

Having a side facing double glazed door and a rear facing double glazed window.

### **Landing**

Having a side facing double glazed window, a central heating radiator, an airing cupboard and providing access to the loft.

### **Bedroom One**

11' 10" to maximum point x 12' 2" ( 3.61m to maximum point x 3.71m )

Having a rear facing double glazed window and a central heating radiator.

### **En Suite**

Having a shower cubicle and hand wash basin.

### **Bedroom Two**

11' 11" x 11' 11" plus door recess ( 3.63m x 3.63m plus door recess )

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

### **Bedroom Three**

11' 9" to maximum point x 8' 10" to maximum point (

3.58m to maximum point x 2.69m to maximum point )

Having a front facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath, a hand wash basin and a W.C.

Having a rear facing double glazed obscured window and a central heating radiator.

Also benefiting from an additional W.C separate from the main bathroom.

### **Outside**

To the front is a drive and a garage providing off road parking.

To the rear is a good sized enclosed lawned garden.



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## Bradlea Rise, Rawmarsh Rotherham

- Three bedroom semi detached property
- Popular location, close to local amenities
- Spacious and beautifully presented throughout
- Drive & garage providing off road parking
- Beautiful enclosed rear garden

Tenure: Freehold EPC Rating: D

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF113891 - 0003

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william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](http://williamhbrown.co.uk)