

Bradlea Rise, Rawmarsh Rotherham S62 5QJ

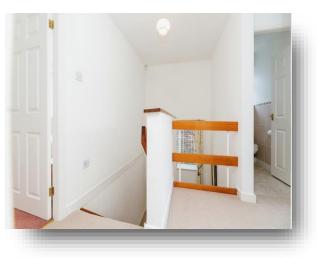


## welcome to

## 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" ( $4.50m \times 3.63m$ ) 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

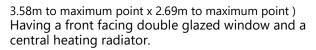
Having a shower cubicle and hand wash basin.

#### **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 (



#### 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.





### welcome to

## 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





1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer

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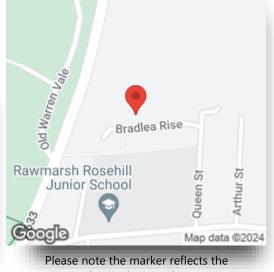
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postcode not the actual property