



Bradlea Rise, Rawmarsh Rotherham S62 5QJ

welcome to

Bradlea Rise, Rawmarsh Rotherham

GUIDE PRICE £200,000 - £210,000 - DON'T SETTLE FOR LESS! - Tucked away on a delightful CUL-DE-SAC, this beautifully presented semi det is ready for you to just bring your things & move into. Being located close to amenities & schools and boasting delightful GARDEN, a DRIVE & GARAGE.



Entrance Hall

Having a side facing double glazed door, a radiator and the stairs to the landing.

Downstairs W.C.

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

Lounge

12' 4" into chimney breast recess x 22' 5" (3.76m into chimney breast recess x 6.83m)

Having a front facing double glazed window, rear facing double glazed patio doors into the Conservatory, a radiator and a feature fireplace.

Kitchen

9' 6" x 9' 1" (2.90m x 2.77m)

Fitted with wall and base units housing the integrated hob and the oven with worktops housing the sink & drainer. Having a side and rear facing double glazed window and spotlights to the ceiling.

Conservatory

9' 9" x 11' 10" (2.97m x 3.61m)

Having side facing double glazed patio doors with surrounding double glazed windows and an electric heater.

Landing

Having a front facing double glazed window.

Bedroom One

14' 6" x 10' 1" (4.42m x 3.07m)

Having a rear facing double glazed window, a radiator and built in wardrobes.

Bedroom Two

11' 8" x 8' 7" (3.56m x 2.62m)

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

Bedroom Three

7' 7" x 8' 1" (2.31m x 2.46m)

Having a front facing double glazed window and built in wardrobes.

Bathroom

Being fully tiled and fitted with a bath and a separate shower cubicle, a hand wash basin with vanity and a W.C. Having a side facing double glazed window and providing entry to the loft.

Outside

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

To the rear is a beautifully presented lawned garden with a patio area.



view this property online williamhbrown.co.uk/Property/RTF115027



welcome to

Bradlea Rise, Rawmarsh Rotherham

- Beautifully presented three bedroom semi-detached
- Situated in a popular location.
- Proximity to schools & local amenities
- Driveway & garage providing off street parking.
- Delightful rear garden

Tenure: Freehold EPC Rating: E

guide price

£200,000 - £210,000



Please note the marker reflects the postcode not the actual property

view this property online [williambrown.co.uk/Property/RTF115027](https://www.williambrown.co.uk/Property/RTF115027)



Property Ref:
RTF115027 - 0004

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 or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 829935



rotherham@williambrown.co.uk



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



[williambrown.co.uk](https://www.williambrown.co.uk)