







welcome to

Longfield Drive, Ravenfield Rotherham

£310,000 - HOME SWEET HOME - Situated in this popular location is this THREE bedroom detached bungalow boasting spacious accommodation throughout with modern kitchen & shower room, a drive & a detached garage along with a delightful rear patio...EARLY VIEWING RECOMMENDED!!!













Entrance Porch / Utility

Having a side facing door and window and a front & rear facing window. There is also space & plumbing for a washing machine & a dryer.

Entrance Hall

Having a side facing door, a central heating radiator & a built in storage cupboard. Also providing entry to the loft.

Lounge

18' 5" x 10' 10" (5.61m x 3.30m)

Having a front facing bay window, two side facing windows, a central heating radiator and a feature fireplace.

Dining Room

9' 9" x 9' 11" (2.97m x 3.02m)

Having a front facing window and a central heating radiator.

Kitchen

9' 11" x 9' 9" (3.02m x 2.97m)

Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge & a freezer & a dishwasher. Having a side facing window and spotlights to the ceiling.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing window, a central heating radiator and spotlights to the ceiling.

Bedroom One

9' 11" \times 11' 2" plus fitted wardrobes ($3.02m \times 3.40m$ plus fitted wardrobes)

Having a rear facing window, a central heating radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

10' 6" x 8' (3.20m x 2.44m)

Having rear facing patio doors leading into the conservatory and a central heating radiator.

Conservatory

7' 10" x 11' (2.39m x 3.35m)

Having rear facing patio doors leading to the rear patio and surrounding windows.

Bedroom Three

7' x 7' 6" (2.13m x 2.29m)

Having a side facing window and a central heating radiator.

Outside

To the front is a drive leading to the detached garage providing off road parking and a lawned garden.

To the rear is a delightful patio area.





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Longfield Drive, Ravenfield Rotherham

- Three bedroom detached bungalow
- Located in a popular location
- Spacious accommodation throughout
- Modern style Kitchen & Bathroom
- Drive & garage providing off road parking

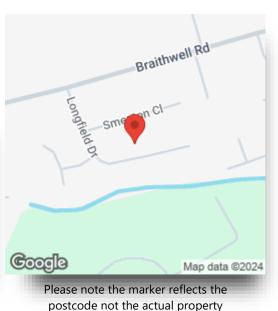
Tenure: Freehold EPC Rating: C

£310,000









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Property Ref: RTF115412 - 0002 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.





01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk

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.