









## welcome to

## **Byron Drive, Clifton Rotherham**

£220,000 - THIS IS THE ONE - This AMAZING three bedroom semi detached property is offered to market boasting spacious accommodation throughout with drive & garage and a good sized rear garden making the ideal family purchase. An opportunity NOT TO BE MISSED-CALL NOW!!!













#### **Entrance Hall**

Having a side facing double glazed door, a radiator and a large storage cupboard.

#### **Downstairs Wc**

Fitted with a hand wash basin and a WC. Having a side facing double glazed window and a radiator.

## Lounge

12' 1" into bay window x 12' 9" into chimney breast recess ( 3.68m into bay window x 3.89m into chimney breast recess )

Having a front facing double glazed bay window, a radiator and a gas fire.

#### **Dining Room**

9' 6" x 7' 8" ( 2.90m x 2.34m )

Off from the Kitchen having a radiator and a large storage cupboard.

#### Kitchen

11' 4" x 10' 10" ( 3.45m x 3.30m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan along with dishwasher with coordinating worktops housing the sink & drainer. Having a rear facing double glazed window and door.

## **Reception Room Three**

11' x 10' 6" ( 3.35m x 3.20m )

Providing access into the Conservatory having a radiator.

## Conservatory

9' 7" x 11' 8" ( 2.92m x 3.56m )

Having side facing double glazed French doors leading to the garden, side and rear facing double glazed windows and a radiator.

## Landing

Fitted with a radiator.

## **Bedroom One**

13' into bay window x 10' 2" into recess ( 3.96m into bay window x 3.10m into recess )

Having a front facing double glazed bay window, a radiator and fitted wardrobes providing hanging and storage space.

#### **En Suite**

Fitted with a shower cubicle, a hand wash basin and spotlights to the ceiling.

#### **Bedroom Two**

13' 10" x 10' 6" ( 4.22m x 3.20m )

Having a front facing double glazed window and a radiator.

#### **En Suite**

Fitted with a bath, a separate shower cubicle, a hand wash basin and a WC. Having a side facing double glazed window, a heated towel rail, an extractor fan and spotlights to the ceiling.

#### **Bedroom Three**

10' 5" x 13' 1" ( 3.17m x 3.99m )

Having a rear facing double glazed window and a radiator.

#### **Bathroom**

Fitted with a bath and a separate shower cubicle, a hand wash basin and a WC. Having two rear facing double glazed windows, an extractor fan, a heated towel rail and spotlights to the ceiling.

#### Outside

To the front of the property is a drive providing off road parking for two cars and providing access to the integral garage via electric roller door and a pebbled area.

To the rear is a lawned garden with a patio area all enclosed with fencing.





## welcome to

# **Byron Drive, Clifton Rotherham**

- Three bedroom semi detached property cul de sac location
- Three reception rooms/three bathrooms & downstairs WC
- Spacious and well presented accommodation throughout
- Perfect family purchase
- Drive & integral garage providing off road parking

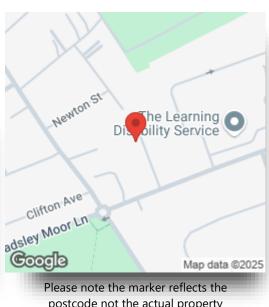
Tenure: Freehold EPC Rating: D

# £220,000









postcode not the actual property

## view this property online williamhbrown.co.uk/Property/RTF115394



Property Ref: RTF115394 - 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 quidance 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.





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