



Byron Drive, Clifton Rotherham S65 2QD

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.



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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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115394 - 0002

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk