









welcome to

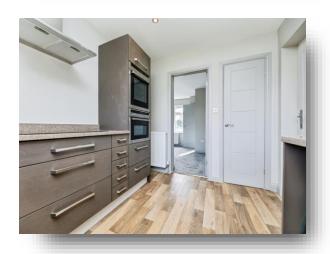
Charnwood Grove, Rotherham

£240,000 - FAMILY FORTUNES - Situated in this sought after area is this three bedroom fully renovated detached property making the perfect family home. Boasting well presented accommodation throughout with its modern kitchen, airy open plan living space & low maintenance garden...A MUST VIEW!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

13' 8" into recess x 11' 7" (4.17m into recess x 3.53m) Having a front facing double glazed window and a radiator.

Dining Room

7' 9" x 11' 2" (2.36m x 3.40m)

Having a rear facing double glazed window and a radiator.

Kitchen

10' 4" x 8' 7" (3.15m x 2.62m)

Fitted with wall and base units housing the integrated hob, oven, extractor fan and microwave with granite worktops housing the sink & drainer. Having a side facing double glazed door, a rear facing double glazed window, a radiator, spotlights to the ceiling and a pantry providing additional storage space.

Landing

Having a side facing double glazed window and providing access to the boarded out loft via hatch with pull down ladder.

Bedroom One

12' 2" x 10' 3" (3.71m x 3.12m)

Having a front facing double glazed window and a radiator.

Bedroom Two

9' 9" x 10' 5" (2.97m x 3.17m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

6' 8" x 6' 5" (2.03m x 1.96m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side facing double glazed window, a heated towel rail, spotlights and a built in storage cupboard.

Outside

To the front of the property is a drive providing off road parking and a detached garage with power.

To the rear is a lawned garden with a patio, a decked area and a shed all enclosed with fencing.





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Charnwood Grove, Rotherham

- Three bedroom detached property situated on a spacious corner plot
- Spacious and well presented accommodation throughout
- Modern style kitchen
- Perfect family purchase
- Low maintenance rear garden, drive & garage

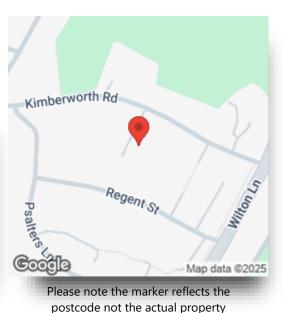
Tenure: Freehold EPC Rating: E

£240,000









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Property Ref: RTF115991 - 0003 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.





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