



Charnwood Grove, Rotherham S61 1HQ

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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welcome to

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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115991 - 0003

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