



Bradlea Rise, Rawmarsh Rotherham S62 5QJ

welcome to

Bradlea Rise, Rawmarsh Rotherham

GUIDE PRICE £220,000-£230,000 HOME SWEET HOME - This beautiful three bedroom semi detached is offered to market boasting beautifully presented accommodation with a delightful rear garden and off road parking to the front...DON'T DELAY, CALL TODAY!!!



Entrance Hall

A spacious welcoming entrance hall providing access to the stairs leading to the first floor, the Lounge/Diner, Kitchen & convenient WC/Utility.

Downstairs W.C / Utility

Fitted with a vanity with hand wash basin & WC with concealed cistern & houses the washing machine, dryer & chest freezer with plumbing to fit a downstairs shower/bath.

Lounge / Dining Room

22' 9" x 18' 4" (6.93m x 5.59m)

A spacious open plan lounge/dining room having a front facing double glazed window, rear facing patio doors leading to the deck, two large radiators & a feature fireplace. Also benefiting from Sky & Virgin TV outlets along with fibre optic internet.

Kitchen

9' 7" x 9' 3" (2.92m x 2.82m)

The stylish and modern kitchen has undergone a recent refit including a large integrated fridge/freezer, oven, hob with glass splashback & overhead extractor fan & an integrated dishwasher (unused). Fitted with modern wall & base units with soft close doors & square edge worktops housing the double sink & drainer with telescopic mixer tap. Having a rear facing double glazed window, spotlights to the ceiling & upstands heating supplied via a fitted plinth heater.

Master Bedroom

14' 7" x 10' 2" (4.45m x 3.10m)

A large double bedroom with plenty of room for storage having a rear facing double glazed window & a radiator.

Bedroom Two

11' 10" x 11' 6" (3.61m x 3.51m)

A large double bedroom having a rear facing double glazed window and a radiator.

Bedroom Three

9' 11" x 7' 11" (3.02m x 2.41m)

Having a front facing double glazed window and a radiator with separate virgin media TV.

Bathroom

A recent modern refit inclusive of a bath along with a separate shower cubicle, a hand wash basin set into the vanity with an enclosed WC. Having a side facing double glazed window, a large heated towel rail & spotlights to the ceiling.

Outside

To the front of the property is a good sized lawned garden with a drive and garage providing off road parking. The garage is fitted with an electric up & over door with plug sockets & lighting and houses the boiler & electric box.

Backing on to a nature reserve is a private enclosed lawned garden with a large undercover decked area perfect for entertaining along with outdoor lighting & electric points, a good sized patio accommodating the greenhouse & a veg patch.



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Bradlea Rise, Rawmarsh Rotherham

- Modern three bedroom semi detached property with an alarm security system
- Well presented & spacious throughout
- Situated in a popular location - cul de sac
- Ideal purchase for the FTB/growing families
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£220,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116553 - 0005

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk