

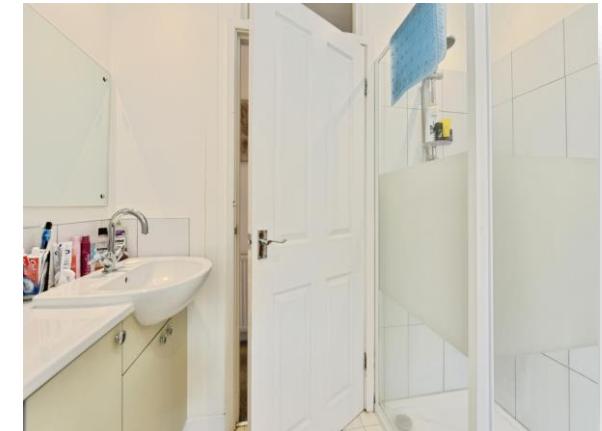


Bradlea Rise, Rawmarsh Rotherham S62 5QJ

welcome to

Bradlea Rise, Rawmarsh Rotherham

GUIDE PRICE £210,000-£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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welcome to

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

guide price

£210,000



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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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