

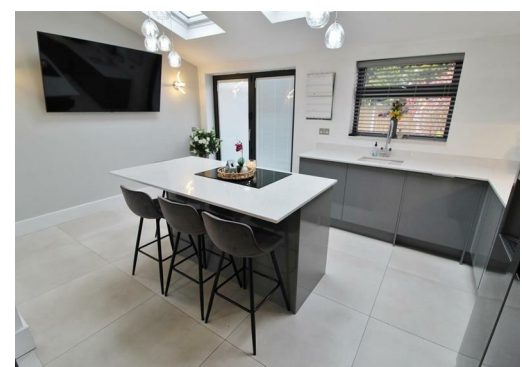
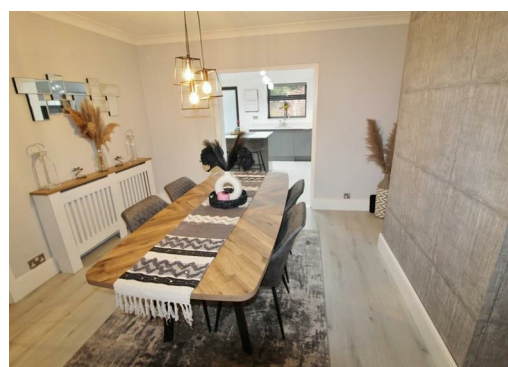


Braithwell Road, Ravenfield, S65 4LP

£250,000

PRICED TO SELL NOW!!! Improved & extended semi detached house in popular location. Lounge & dining room plus dining kitchen with quartz worktops & bi fold doors. Further utility & study.

MUST BE VIEWED!!!



113 Braithwell Road, Ravenfield, S65 4LP

We are delighted to offer for sale this modernised and extended semi detached house located in this popular area with access to amenities and transport links plus within catchment of OFSTED 'Good' Primary and Secondary schools.

The property benefits from gas central heating and PVCu double glazing. There is a modern dining kitchen with quartz worktops plus a contemporary bathroom. Items of note include walk in bay windows to lounge and bedroom 1, bi fold doors to rear, fitted wardrobes to bedroom 1, hardwood internal doors plus a study and utility room. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is a porch, entrance hall, lounge, dining room, dining kitchen, study plus utility room plus store. There are 3 well proportioned bedrooms plus a contemporary bathroom off the first floor landing.

The property benefits from well presented gardens to the front and rear with impressive patio area and artificial lawn. There is driveway parking to the front leading to a single garage with power and light, remote controlled door plus personnel access leading to the house.

Tenure - Freehold
Council Tax - Band C

The property comprises.

GROUND FLOOR

Porch

A secure and enclosed area with fitted flooring.

Entrance Hall

With laminate flooring and recessed spot lights. access to store.

Lounge 11'8"(max) x 11'8"(max) (3.58m(max) x 3.57m(max))

With feature walk in bay window and laminate flooring.

Dining Room 11'7"(max) x 11'5"(max) (3.55m(max) x 3.48m(max))

With laminate flooring.

Dining Kitchen 16'1" x 11'5" (4.92m x 3.49m)

Having a comprehensive range of modern wall and base units with complimenting quartz worktops and upstands with island

unit plus breakfast bar. With oven, microwave induction hob and dishwasher plus 1.5 sink and mixer tap. With tiling and floor tiling. Since purchase the owners have further extended this room. We do not believe that Building Regulations approval was sought for this extension. We have valued the property with the view that there are no building regulations approval for these works.

Study 6'3"(max) x 5'11"(max) (1.92m(max) x 1.81m(max))

An inner room with recessed spot lights and carpets.

Utility 6'3" x 6'0" (1.91m x 1.85m)

Having modern units and laminate worktops plus space for washing machine and drier. Access to garage plus access to store.

FIRST FLOOR

Landing

With recessed spot lights, carpets and blinds.

Bedroom 1 11'10"(max) x 11'8"(max) (3.61m(max) x 3.57m(max))

With walk in bay window, fitted wardrobes, carpets and blinds.

Bedroom 2 11'6"(max) x 11'5"(max) (3.53m(max) x 3.49m(max))

With laminate flooring and blinds.

Bedroom 3 6'11" x 6'3" (2.13m x 1.91m)

With laminate flooring and blinds.

Bathroom 6'0" x 4'9" (1.83m x 1.47m)

Having contemporary white sanitary ware with shower bath and screen, vanity, ladder radiator, tiling, laminate flooring and blind.

EXTERNAL

The property benefits from well presented gardens to the front and rear with impressive patio area and artificial lawn. There is driveway parking to the front leading to a single garage with power and light, remote controlled door plus personnel access leading to the house.

