



34 Bradgate Lane, Rotherham, S61 1QH

**£100,000**

A two bedroom mid-terraced house passage which overlooks Bradgate Park to the rear and is offered for sale with no upward chain. The property, which maybe of interest to both first-time buyers and investors alike, is conveniently located for the nearby town centre and both the Meadowhall shopping complex and the M1 intersection. Benefitting from gas central heating from a combi boiler and uPVC double glazing the accommodation briefly comprises: Lounge, Kitchen, two Bedrooms and Shower Room. There is a small patio to the rear and on-street car parking.

**LOUNGE 11'8" x 12'7" (3.57 x 3.86)**



With uPVC door and window. Double panelled radiator

**KITCHEN 8'6" x 10'1" (2.6 x 3.09)**



With base and wall cupboards and inset stainless steel sink below the rear facing uPVC window with uPVC door to one side. Integrated gas hob with electric double oven and high level extractor hood. Double panelled radiator and under stairs storage cupboard.

**LANDING**

**FRONT BEDROOM 11'8" x 12'7" (3.57 x 3.86)**



With radiator and uPVC window

**REAR BEDROOM 8'4" x 10'0" (2.55 x 3.07)**

With radiator, uPVC window and cupboard housing the gas combi boiler

**SHOWER ROOM/W.C. 3'5" x 8'9" (1.05 x 2.67)**



With shower cubicle, wash basin, W.C. and radiator.

**OUTSIDE**

To the rear is a paved patio and gate opening into the side passage.

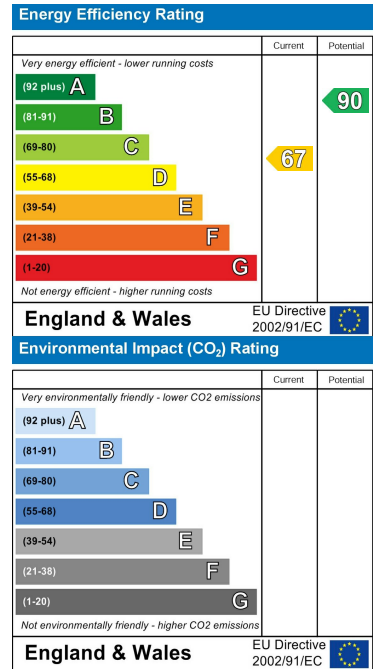
# Floor Plan



# Area Map



# Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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