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FOR YOUR NEXT MOVE...

46 Georgian Mews, Catcliffe

Guide Price £220,000 - £230,000

46 Georgian Mews

Catcliffe, Rotherham

- Spacious THREE BEDROOM Townhouse
- Arranged over THREE floors offering versatile living!
- Modern Kitchen with Integral Appliances & Stylish Kitchen Island
- First floor Lounge with Juliet Balconies
- Two En-Suites & a Family Bathroom
- Driveway & Integral Garage for storage
- Low maintenance rear Garden with paved patio and artificial lawn.
- FREEHOLD | EPC: D (68)



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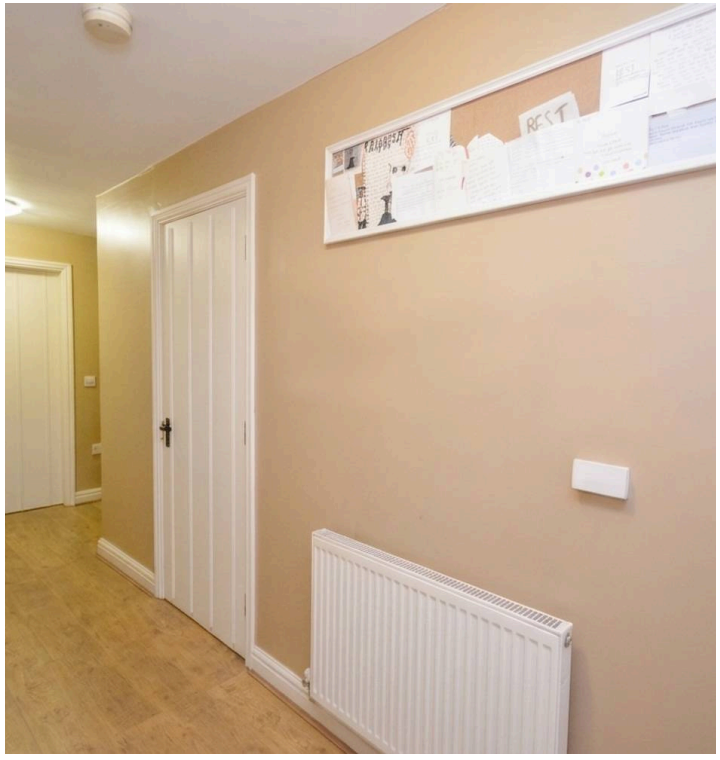
Guide Price: £220,000 to £230,000. **NEW TO THE MARKET!**

This spacious THREE BEDROOM Townhouse is situated within the popular development of Catcliffe and offers generous accommodation arranged across three floors. With three well-proportioned double bedrooms, two of which benefit from their own en-suite facilities, this property provides an abundance of versatile living space, making it an ideal home for families.

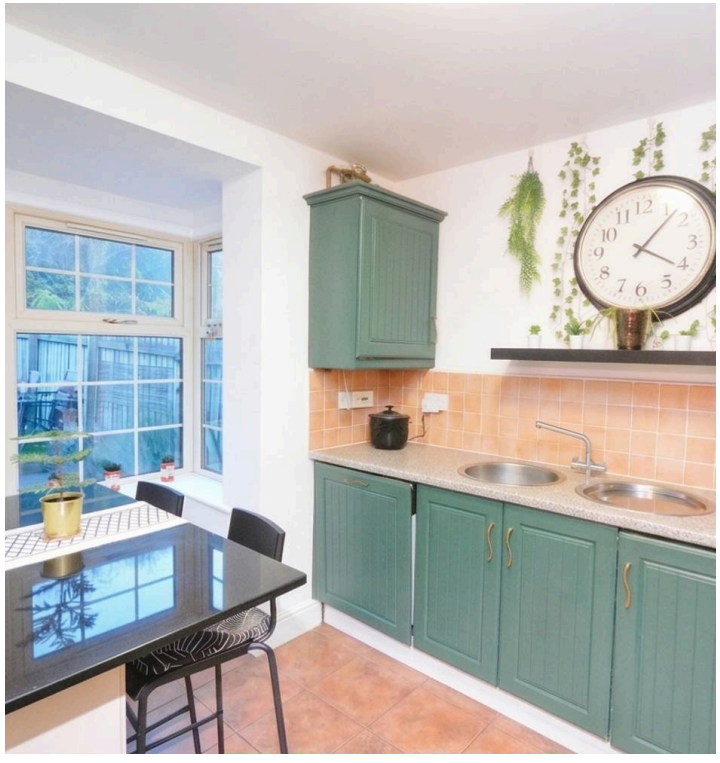
Upon entering, you are welcomed by an entrance hallway providing access to the integral garage, useful storage space and a convenient ground floor WC.
The hallway opens into a modern open plan kitchen, complete with integrated appliances and a stylish central island. French doors lead directly out to the rear garden, creating a lovely space for entertaining and enjoying indoor outdoor living.

To the first floor is a generously sized lounge, providing a comfortable space to relax and unwind. Also on this floor is the first of the three double bedrooms, which benefits from its own en-suite shower room, complete with a full-sized shower.









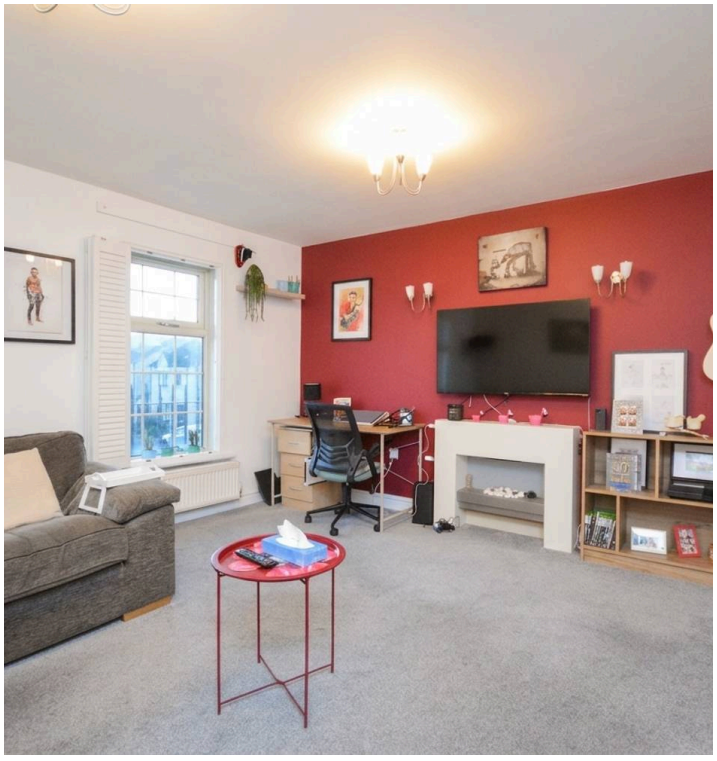
46 Georgian Mews

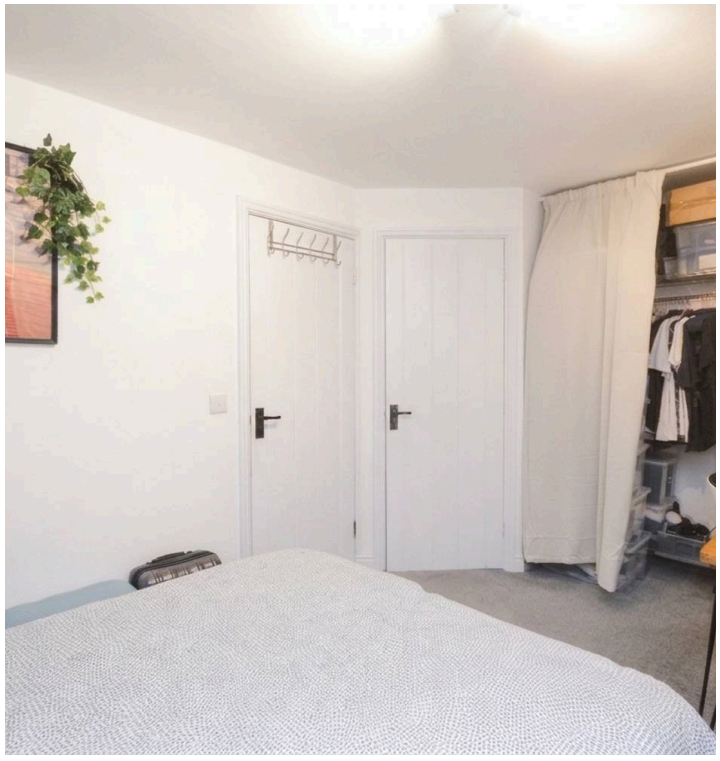
Catcliffe, Rotherham

The second floor is home to the impressive master bedroom, featuring built-in wardrobes and additional storage, along with its own en-suite shower room, again benefiting from a full-sized shower. There is also a family bathroom fitted with a bath, alongside the third double bedroom, which is an excellent size and offers further flexibility for family living, guests or a home office.

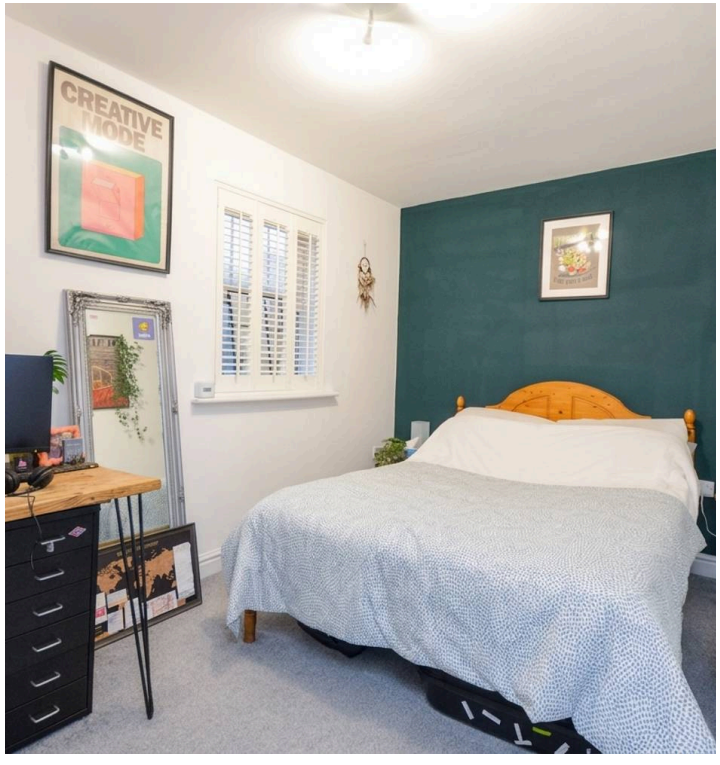
To the front of the property is a driveway providing off road parking, along with an integral garage, currently utilised for storage.

To the rear is a well maintained and peaceful garden, comprising a paved patio area and lawn, offering a pleasant outdoor space to relax, entertain and enjoy.









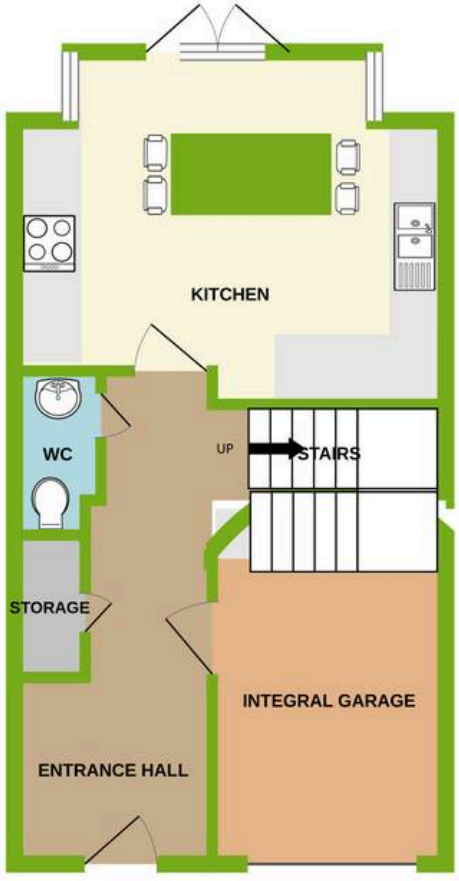




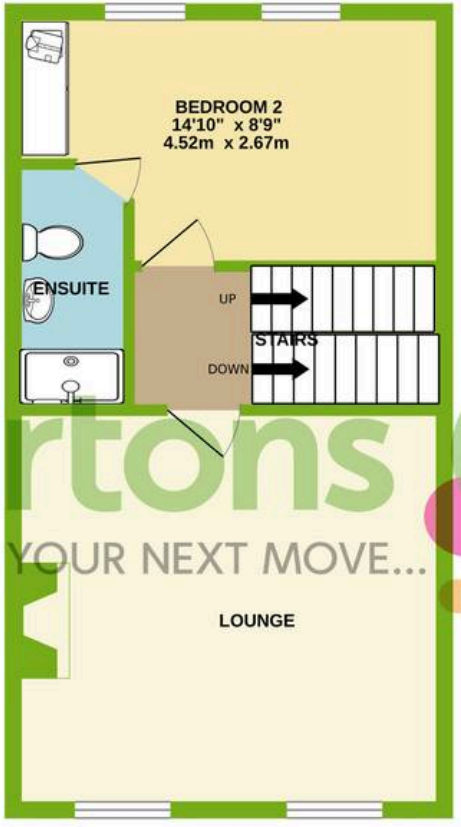




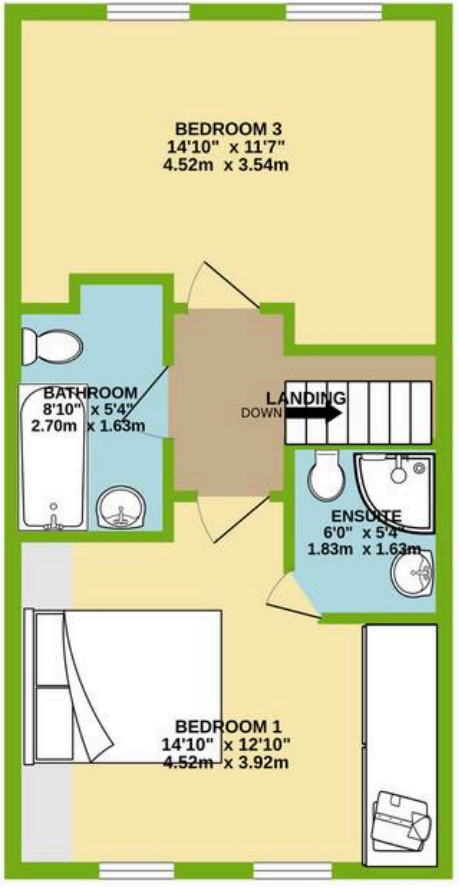
GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



1ST FLOOR
400 sq.ft. (37.2 sq.m.) approx.



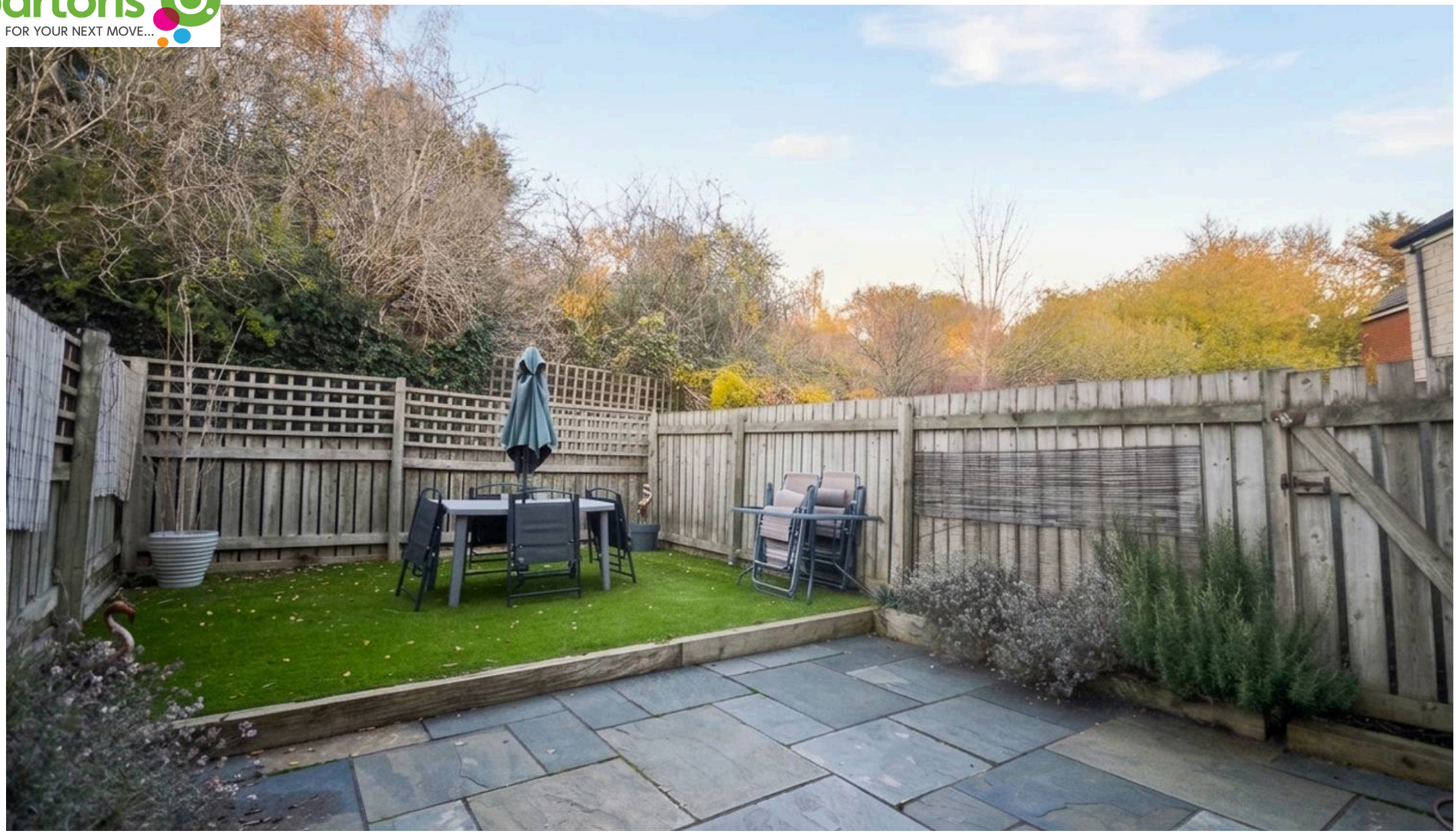
2ND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



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TOTAL FLOOR AREA : 1226 sq.ft. (113.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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