



31 Clifton Grove

Rotherham, S65 2AZ

Offers In The Region Of



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# 31 Clifton Grove



## Description

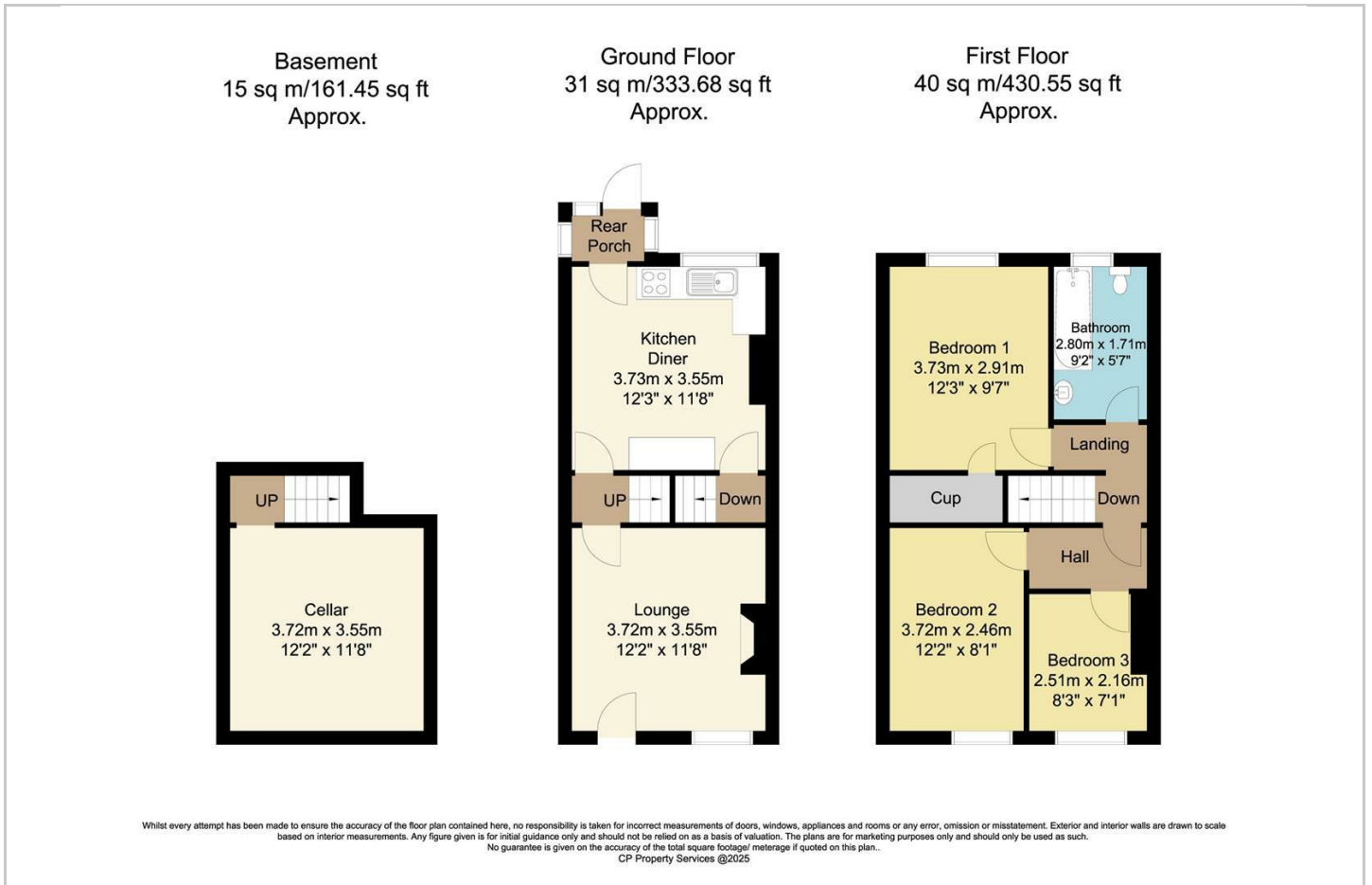
Ideally located just a short distance from the town centre and the popular Clifton Park, this charming three-bedroom terraced home is offered for sale with no onward chain. Perfect for first-time buyers or investors, it provides spacious accommodation, a generous garden, and a convenient setting close to all local amenities. The ground floor features a bright and welcoming lounge and a well-presented kitchen diner with ample wall and base units, an integrated oven with gas hob, and ample space for appliances. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom fitted with a white three-piece suite. Outside, there's a neat garden to the front, adding privacy and kerb appeal, while the generous rear garden boasts a patio and lawn with planted borders, ideal for relaxing or entertaining. The location offers exceptional convenience, with shops, schools, and regular bus routes nearby, as well as easy access to the M1. With no onward chain, generous interiors, and a highly desirable setting, this delightful home represents an outstanding opportunity for a wide range of buyers.

- THREE BEDROOM DETACHED MID TERRACE
- NO ONWARD CHAIN
- LARGE GARDEN
- FREEHOLD / COUNCIL TAX BAND A
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- SPACIOUS LOUNGE AND KITCHEN DINER
- CLOSE TO CL
- EARLY VIEWING IS HIGHLY RECOMMENDED

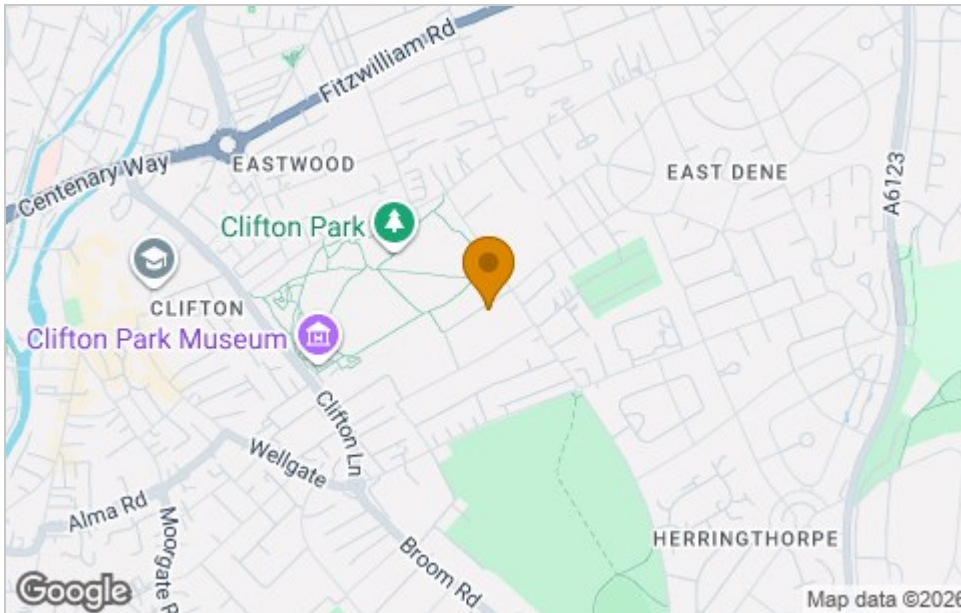




## Floor Plan



## Area Map



## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

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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## Energy Efficiency Graph

