



**Church Grove, Braithwell Rotherham S66 7AR**

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**Church Grove, Braithwell Rotherham**

Positioned to the top of a no through road in the lovely village of Braithwell and available with No Chain, this three bedroom property has open plan living to the ground floor with a log burner, a modern four piece bathroom, cellar and low maintenance outdoor spaces. Viewings are highly recommended



### **Entrance**

Entry to the property through a front facing UPVC door that opens directly into the open plan ground floor living.

### **Lounge**

Open plan reception room featuring a front facing double glazed window, one central heated radiator and an electric fire with surround. Open arch way leads onto the dining room.

### **Dining Room**

Second reception room being open plan and features a log burner fire with brick surround provides an attractive focal point. Also benefits from a central heated radiator, stairs rising to the first floor and door down to the cellar.

### **Kitchen**

Open plan kitchen area fitted with wall, draw and base units with tiled splashbacks and contrasting work surfaces housing the sink and drainer. Integrated appliances include an oven, gas hob with extractor above whilst space is available for a washing machine and an American style fridge/freezer. A rear double glazed upvc door leading onto the rear courtyard complemented by a rear facing double glazed window provides plenty of daylight into the room.

### **Landing**

The first floor landing provides access to bedrooms two and three, the family bathroom and the staircase leading to the second floor.

### **Bedroom Two**

Second double bedroom featuring a rear facing double glazed window and one central heated radiator.

### **Bedroom Three**

Third bedroom having a front front facing double glazed window, central heated radiator and cupboard.

### **Bathroom**

A modern sizeable four piece family bathroom fitted with a wash hand basin on vanity unit, a low flush w/c, freestanding bath and a corner shower cubicle. Featuring modern tiling to the walls and floor along with a front facing double glazed window, one central heated radiator and plenty of built in storage cupboards.

### **Bedroom One**

Situated within the second floor this loft conversion master bedroom benefits from a rear facing double glazed window and one central heated radiator.

### **Outside**

Located to the top of a no through road the property overlooks the the village church to the rear.

The property benefits from a low maintenance lawned front garden and to the rear is a low maintenance paved courtyard.



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## Church Grove, Braithwell Rotherham

- No Chain!!
- Lovely Village Location
- Three Bedrooms
- Open Plan Ground Floor Living With Log Burner
- Modern Four Piece Family Bathroom

Tenure: Freehold EPC Rating: D

Council Tax Band: A

# £157,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
MBY106353 - 0002

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