

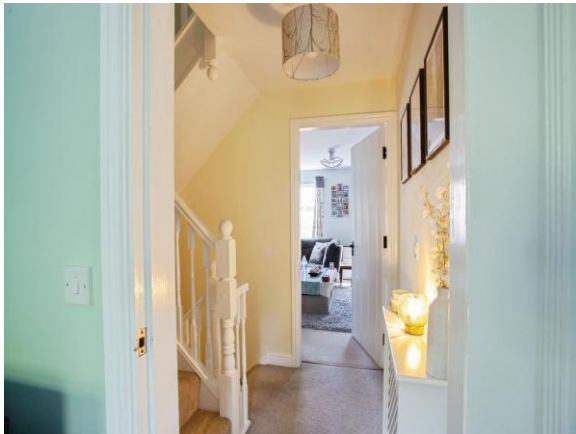


**Challiner Mews, Catcliffe Rotherham S60 5UW**

**welcome to**

**Challiner Mews, Catcliffe Rotherham**

£260,000 - MOVING ON UP - This beautiful three story town house is offered to market making the perfect family home. Boasting spacious & well presented accommodation throughout with three bathrooms, four bedrooms & off road parking...DON'T MISS OUT!!!



## **Ground Floor Entrance Hall**

A welcoming space with front facing door, a radiator & built in storage cupboard & providing access to all ground floor rooms including the Dining Room, Downstairs WC & Kitchen

## **Dining Room**

An ideal space for games night having a front facing double glazed window & a radiator.

## **Downstairs W.C.**

Fitted with a hand wash basin & WC, a radiator & extractor fan.

## **Kitchen**

The kitchen is a bright & airy space perfect for entertaining & leading out to the rear garden via double glazed bay French doors. Fitted with a series of wall & base units housing the integrated hob, oven & extractor fan, the microwave & dishwasher with coordinating worktops housing the double sink & drainer including the breakfast bar. Also benefiting from underfloor heating.

## **First Floor Lounge**

Giving warm & cosy vibes with two front facing double glazed windows & two radiators.

## **Bedroom Two**

Having two rear facing double glazed windows & two radiators.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC, a radiator & an extractor fan.

## **Second Floor Landing**

Having a built in storage cupboard & a radiator.

## **Bedroom One**

Having two front facing double glazed windows & two radiators along with two sets of fitted wardrobes

providing hanging & storage space.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC, a heated towel rail, spotlights & extractor fan.

## **Bedroom Three**

Having a rear facing double glazed window & a radiator.

## **Bedroom Four**

Having a rear facing double glazed window & a radiator.

## **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC, a radiator & an extractor fan.

## **Outside**

To the front of the property is a drive & a garage providing off road parking along with an EV charging point.

To the rear is a delightful private patio area with deck all enclosed with fencing.



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welcome to

## Challiner Mews, Catcliffe Rotherham

- Four bedroom three story town house - Located in a sought after area
- Ideal family purchase - three bathrooms
- Well placed to amenities & transport links
- Drive & garage providing off road parking - EV charger
- Low maintenance rear patio/deck - Solar Panels

Tenure: Freehold EPC Rating: B

Council Tax Band: B

**£260,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117274 - 0005

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william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**