

Freehold

Asking Price: £215,000

Braithwell Road, Ravenfield,
Rotherham, South Yorkshire, S65



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SUBSTANTIAL SEMI DETACHED HOME, SOUTH FACING REAR GARDENS, GREAT LOCATION, THREE BEDROOMS, REAR EXTENSION, LONG DRIVE AND GARAGE, NO UPWARD CHAIN!

Within this ever sought after and convenient location a substantial extended semi detached home potentially suiting first timers and families alike. With gas central heating and double glazing this lovely home is set within attractive gardens which have southerly aspect to the rear along with long drive and detached garage providing ample parking. Entrance hall, lounge, separate dining room, kitchen and conservatory with WC to the ground floor. Three first floor bedrooms, shower room and separate WC complete the accommodation. Within walking distance of suburban shopping upon Braithwell Road and short drive to nearby Wickersley and the M18/MI motorway. An absolute must view offered with no onward chain!

Entrance Hall With double glazed front door, side window and stairs rising to the first floor.

Lounge 4.52 x 2.96. (Minimum measurements excluding bay)

With front half square bay window and focal fire surround with marble inlay and hearth.

Dining Room 3.57 x 3.04. (Maximum measurements)

With double glazed patio doors leading to the conservatory.

Kitchen 3.04 x 3.00. With a range of dark oak finish units with roll edge work surfaces, one and a half bowl sink with mixer tap and full wall tiling. Plumbing for washer and dishwasher, rear window and double glazed door (to conservatory) and cooking appliances of gas hob with extractor and double electric oven.

Conservatory 5.68 x 2.50. A large and versatile room forming the rear extension. The room incorporated a kitchen/utility area with fitted units with work surfaces, stainless steel sink with mixer tap and tiling to the sink area. Fully tiled floor, double glazed French doors opening to the rear and access to the ground floor WC.

Cloakroom/WC With wc and wash basin in white, rear window, tiled floor and shelved store cupboard.

First Floor Landing With side window, cupboard housing the gas boiler and access to the loft space.

Bedroom One 3.92 x 2.97. With front window and full length wardrobes to one wall incorporating dressing area with drawers beneath.

Bedroom Two 3.05 x 3.05. (Maximum measurements through wardrobes)

With rear window and full length fitted wardrobes to one wall.

Bedroom Three 2.97 x 2.68. (Maximum measurements 'L' shaped room)

With front window and shelved over stairs storage cupboard.

Shower Room 1.63 x 1.60. With wash basin and shower enclosure with shower. Towel rail/radiator, rear window, full wall tiling and pine bathroom cabinet.

Separate WC With wc, rear window and pine bathroom cabinet.

Outside Lovely gardens to front and rear, the front with boundary wall and paved gardens and the rear having southerly aspect, lawns with shrub borders, outside tap and two greenhouses. There is an integral store to the side gable of the house and long block paved drive providing ample off road parking and access to the garage.

Garage 5.96 x 2.85. A detached brick garage with double timber entry doors, light and power.



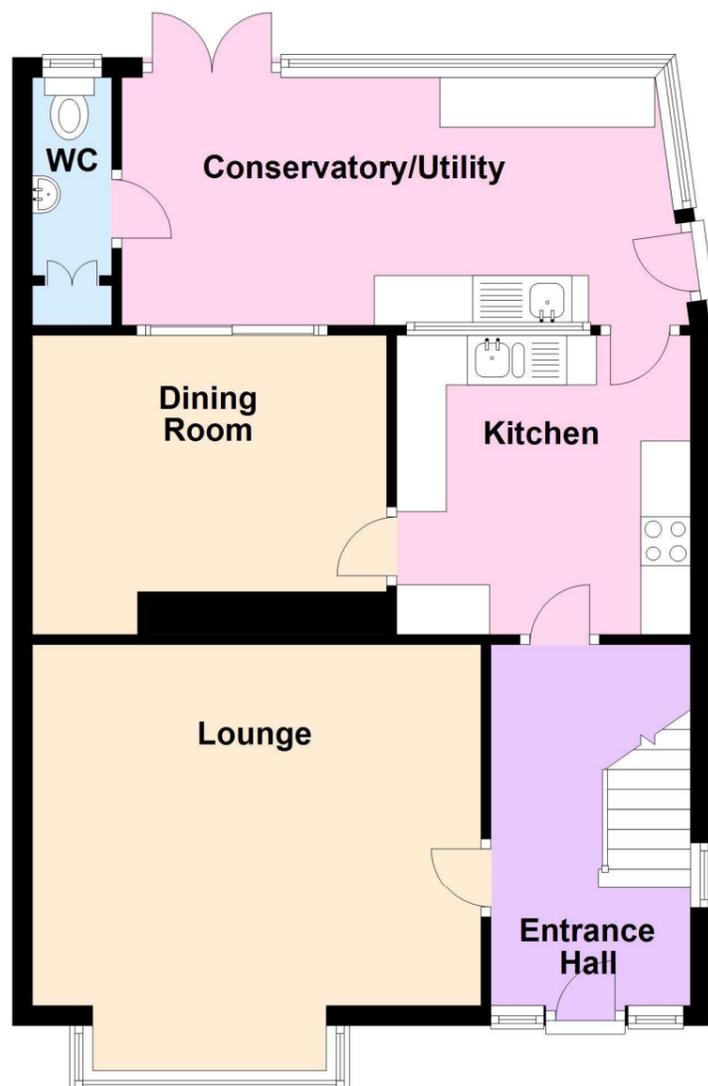
- Large semi detached home
- Three bedrooms
- Rear extension
- South facing rear garden
- Central heating and double glazing
- Two reception rooms
- Long drive and garage
- No upward chain

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

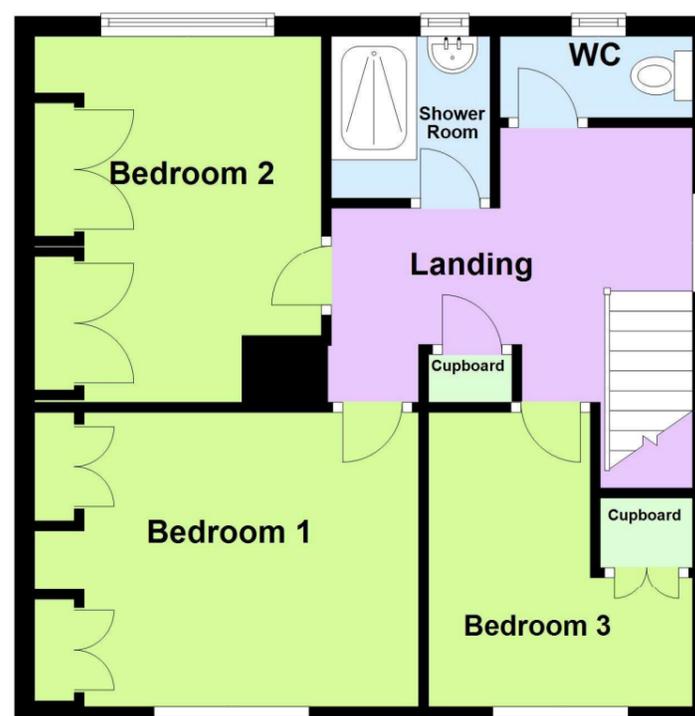
Ground Floor

Approx. 62.7 sq. metres (675.0 sq. feet)



First Floor

Approx. 43.2 sq. metres (464.5 sq. feet)



Total area: approx. 105.9 sq. metres (1139.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.