

Freehold

Offers Over: £260,000

Braithwell Road, Ravenfield,  
Rotherham, South Yorkshire, S65



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# Braithwell Road, Ravenfield, Rotherham, South Yorkshire, S65

## THREE BEDROOM, DETACHED BUNGALOW, SOUGHT AFTER LOCATION, DRIVEWAY & GARAGE, SHORT DRIVE TO MOTORWAY NETWORKS!

A three bedroom, detached bungalow in this ever sought after location. The home is located just a short drive away from a range of quality amenities in both Bramley and Wickersley along with the M18/M1 motorway network. The generous accommodation briefly comprises an entrance hallway, lounge, fitted kitchen, three bedrooms and a shower room. Outside, off road parking is provided by a driveway and garage. There are gardens to the front and rear that are mainly laid to lawn. Avoid disappointment and call Lincoln Ralph today!

**Entrance Hall** Front facing UPVC double glazed entrance door, loft access and a radiator. Doors open to the bedrooms, bathroom and kitchen. Double glass panelled doors open to the lounge.

**Lounge** 6.09 x 3.64. A spacious room with a fire surround having a marble effect hearth and back incorporating a living flame gas fire. Front and side facing UPVC double glazed windows and a radiator.

**Kitchen Diner** 3.64 x 3.61. (The first measurement reduces to 2.67) Fitted with a range of wall mounted and base level units with roll edge works surfaces incorporating a sink unit with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in double electric oven along with space for a fridge freezer. Having tiling to splashback height, rear facing UPVC double glazed window, side facing UPVC double glazed entrance door and a radiator.

**Bedroom 1** 3.64 x 3.05. Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.03 x 2.29. Front facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.38 x 2.10. Rear facing UPVC double glazed window and a radiator.

**Shower Room** 2.98 x 1.87. Fitted with a white suite comprising a walk in shower enclosure, wash hand basin and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, extractor fan and a heated chrome towel rail.

**Outside** Off road parking is provided by a block paved driveway that in turn leads to the single garage. The front garden has been landscaped to incorporate a laned garden with a variety of shrubs along with pathways that give access to the rear. The rear garden is enclosed and has lawn with shrub borders and a decked terrace. A service door opens to the garage

**Garage** Up and over door, power, lighting and plumbing for a washing machine.

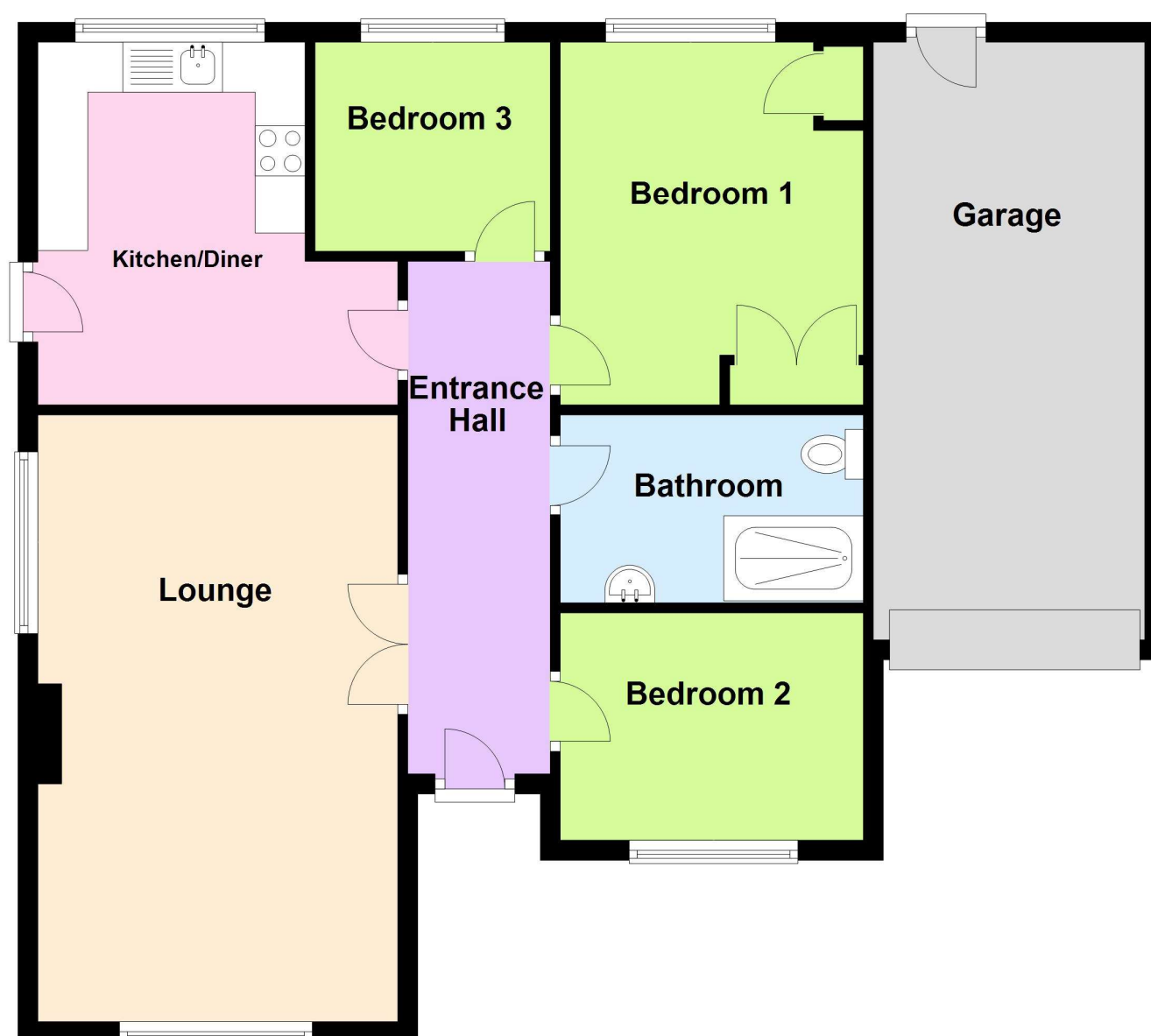


- Three bedroom detached bungalow
- Sought after location
- Driveway and garage
- Short drive to M18/M1
- Close to a range of amenities
- Front & rear gardens
- Viewing is recommended!

### 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



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