



44 Braithwell Road | Ravenfield | S65 4LH

Guide Price £240,000 to £250,000

Bell & Co Estates are delighted to present this stunning modernised Three Bedroom Semi-Detached home in Ravenfield. In brief the property compromises of Entrance Hallway, under-stairs storage cupboard, spacious front facing Lounge with gas fire and surround. Open plan Kitchen with Dining area, integrated appliances with plenty of worktop and cupboard space with rear French doors opening onto the patio area. Upstairs are TWO LARGE BEDROOMS, further good sized single Bedroom and family Bathroom complete with shower over bath, wash basin and WC. To the front of the property is a spacious driveway providing off road parking with Detached Garage to the side. To the rear is an enclosed garden with grassed area, patio with outdoor tap and further patio area behind the Garage. Close to all local amenities, transport links and schools this property is in a prime location. Call now to arrange your viewing.

- Three Bedroom Semi Detached
- Modern Throughout
- Front Facing Lounge with Gas Fire and Surround
- Open Plan Kitchen with Dining Area
- Fully Fitted Kitchen with



GROUND FLOOR
426 sq.ft. (39.6 sq.m.) approx.

1ST FLOOR
412 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA: 837 sq.ft. (77.8 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, specification and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.
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Contact Details

79 Wales Road
 Kiveton Park
 Sheffield
 South Yorkshire
 S26 6RA

www.bellcoestates.com
info@bellcoestates.com
 03333 580590

44, Braithwell Road
 Ravenfield
 ROTHERHAM
 S65 4LH

Energy rating

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Valid until
11 March 2029

Certificate number
8051-7227-6720-8382-7992

Property type

Semi-detached house

Total floor area

84 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.