

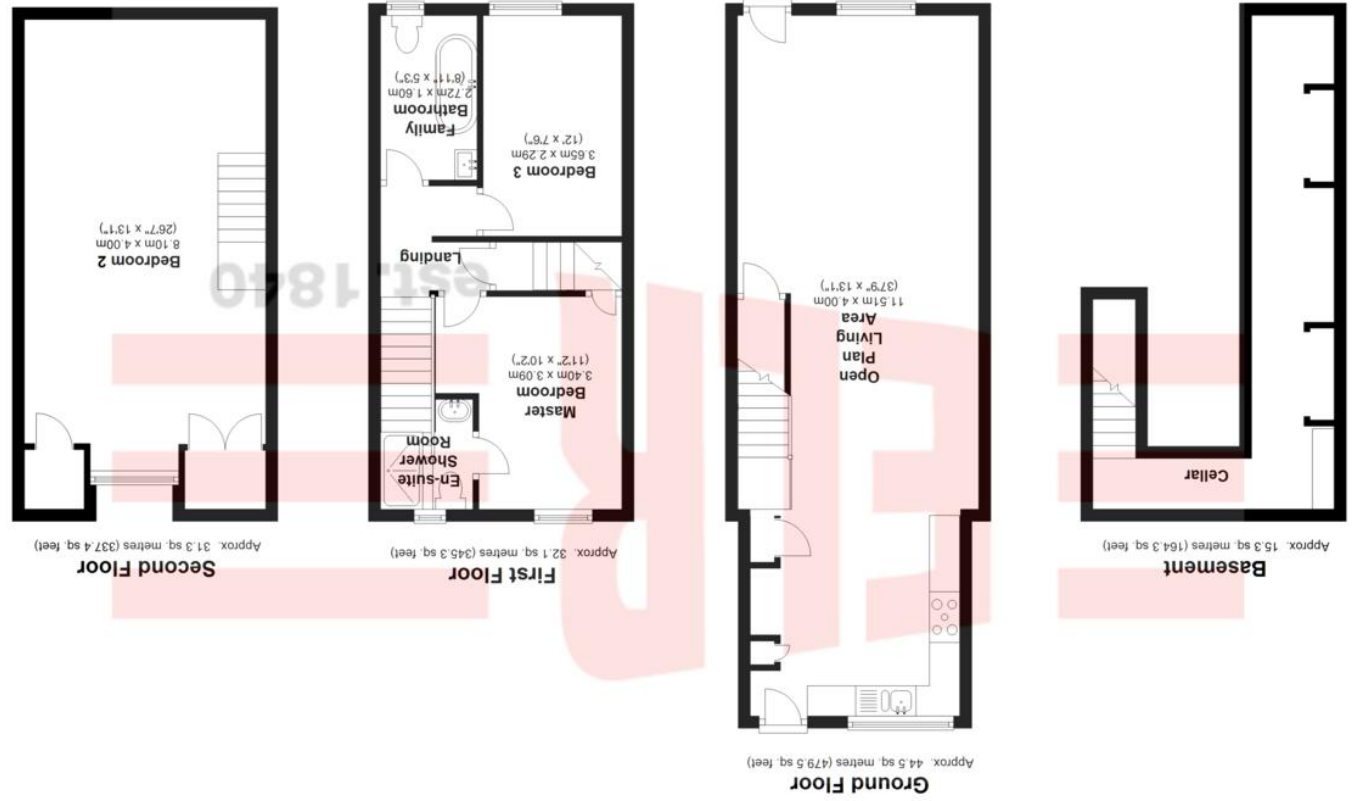
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Whilst every effort has been made to ensure the accuracy of the floorplan this plan is for reference only to location of rooms and property layout for detailed measurements please refer to the brochure or advice from the marketing Agent. UK Energy Assessors Ltd accept no responsibility for measurements and Gross areas of a property they have not visited.
 Plan produced using PlanUp.
 Total area: approx. 123.2 sq. metres (1326.5 sq. feet)



3 Church Grove, Braithwell, Rotherham, South Yorkshire, S66 7AR

Situated within a charming rural village, offering good access to Rotherham, Doncaster and the motorway network, a superbly well upgraded, and extended, 3 bedroom middle terraced cottage, the internal standard of which can only be fully appreciated on inspection. The accommodation is arranged over 3 floors, and to the ground floor offers an impressive open plan living kitchen, with fully integrated appliances, 2 bedrooms and 2 bath / shower rooms to the first floor, and a further large bedroom to floor 2. Outside is a rear garden and front courtyard. New floor coverings throughout. This is an excellent home for a young family or first time purchaser, and is 'ready to move into'.



- 3 Bed Inner terraced house
- Totally renovated & extended 2016
- Finished to high standards throughout
- No upward chain
- En suite shower room
- Village location
- Attractive kitchen with integrated appliances
- Front & rear patios
- Accommodation over 3 floors
- Internal viewing highly recommended

