



Clifton Grove, Clifton ROTHERHAM S65 2AZ

welcome to

Clifton Grove, Clifton ROTHERHAM

Clifton Grove... Timeless charm in a prestigious park-side setting. Step inside and be prepared to experience size in abundance!

This property is not to be missed, CALL NOW TO VIEW!



Lounge

Stepping straight into the lounge we have a front facing double glazed bay window, radiator and feature fireplace with a log burner.

Internal Hallway

With access to the bathroom.

Kitchen

The kitchen has a stylish range of wall and base units. With an integrated oven hob and extractor, a farmhouse style basin, There is a side facing double glazed window.

Dining Room

The spacious dining room is currently used as a games room ideal for entertaining. With a radiator and rear and side facing double glazed character windows.

Conservatory

Open plan from the dining room, the light and airy conservatory has a radiator and rear facing door leading onto the garden.

Bathroom

The gorgeous downstairs bathroom has a four piece suite comprising of a free standing bath, shower unit, WC and wash hand basin.

Bedroom One

The spacious master bedroom has a front facing double glazed window and radiator.

Bedroom Two

Bedroom two faces the rear, with a rear facing double glazed window and radiator.

Bedroom Three

The third bedroom is front facing with a double glazed window and radiator.

Seperate Wc

Located off the landing is a separate toiler.

Outside

The front of the property has a paved area.

The great size rear garden is enclosed, offering privacy. With mature trees and a lawn and patio area.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Clifton Grove, Clifton ROTHERHAM

- Semi-detached
- Three Bedrooms
- Three reception rooms
- Spacious rear garden
- Park Location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117722 - 0004

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01709 829935



rotherham@williamhbrown.co.uk



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



williamhbrown.co.uk