



3 Birchwood Drive, Ravenfield, Rotherham, S65 4PT

**Offers In The Region Of £190,000**

Offered to the market with VACANT possession is this THREE bedroom semi detached property located in the popular location of Ravenfield, Rotherham. The Property briefly comprises of Three reception rooms, kitchen, utility room with WC, three bedrooms and family bathroom. The Property is an ideal project for families or first time buyers wanting to create there forever home.

Call MERRYWEATHERS today to arrange your viewing on 01709 375591

## Entrance Hall



With a front facing upvc entrance door, central heating radiator and stairs rising to the first floor accommodation.

## Lounge 14'4" x 10'7" (4.37 x 3.25)



With a front facing upvc window, central heating radiator, spotlights to the ceiling and the focal point of the room being the decorative fireplace with electric fire inset

## Dining Room 10'8" x 11'7" (3.26 x 3.54)



With a rear facing upvc window.

## Kitchen 19'10" x 10'2" reducing to 5'6" (6.05 x 3.12 reducing to 1.68)



With a range of base units fitted with a drainer sink unit,

central heating radiator and French doors providing access to the rear garden.

## Utility Room 5'8" x 6'9" (1.75 x 2.07)



With a rear facing window, low flush WC, base unit with sink and drainer and space and plumbing for a automatic washing machine.

## Reception Room 8'6" x 10'4" (2.61 x 3.15)



With rear facing sliding doors to the garden and central heating radiator.

## Bedroom one 10'8" x 11'7" (3.26 x 3.55)



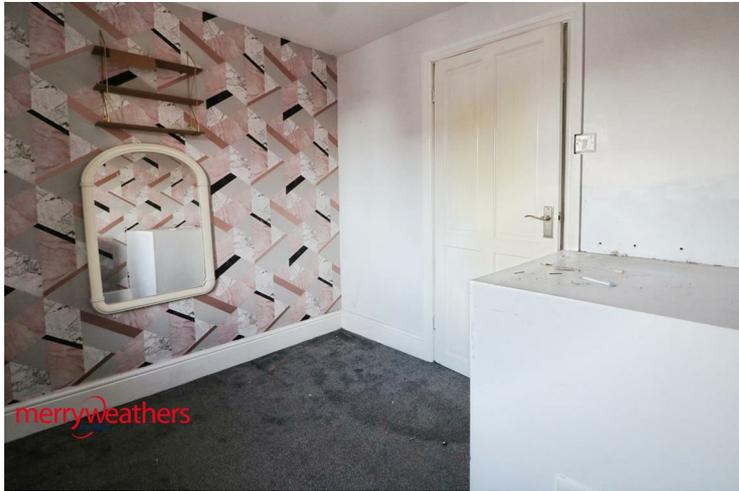
With a front facing upvc window, central heating radiator and handy built in storage cupboard.

### Bedroom Two 13'8" x 8'6" (4.19 x 2.60)



With a rear facing upvc window, central heating radiator and handy built in storage cupboard.

### Bedroom Three 8'11" x 7'8" (2.73 x 2.36)



With a front facing upvc window and central heating radiator.

### Family Bathroom 5'4" x 6'9" (1.65 x 2.07)



With a three piece suite comprising of a bath with shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

### Front Elevation



To the front of the property is a brick paved garden providing off road parking for a number of vehicles.

### Rear Elevation



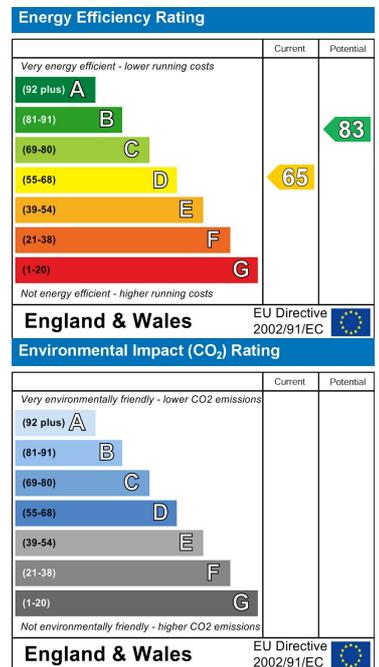
To the rear of the property is a laid to lawn garden with patio area and timber shed.

## Floor Plan

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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