



34 Bradgate Lane, Rotherham, S61 1QH

£100,000

A two bedroom mid-terraced house passage which overlooks Bradgate Park to the rear and is offered for sale with no upward chain. The property, which maybe of interest to both first-time buyers and investors alike, is conveniently located for the nearby town centre and both the Meadowhall shopping complex and the M1 intersection. Benefitting from gas central heating from a combi boiler and uPVC double glazing the accommodation briefly comprises: Lounge, Kitchen, two Bedrooms and Shower Room. There is a small patio to the rear and on-street car parking.

LOUNGE 11'8" x 12'7" (3.57 x 3.86)



With uPVC door and window. Double panelled radiator

KITCHEN 8'6" x 10'1" (2.6 x 3.09)



With base and wall cupboards and inset stainless steel sink below the rear facing uPVC window with uPVC door to one side. Integrated gas hob with electric double oven and high level extractor hood. Double panelled radiator and under stairs storage cupboard.

LANDING

FRONT BEDROOM 11'8" x 12'7" (3.57 x 3.86)



With radiator and uPVC window

REAR BEDROOM 8'4" x 10'0" (2.55 x 3.07)

With radiator, uPVC window and cupboard housing the gas combi boiler

SHOWER ROOM/W.C. 3'5" x 8'9" (1.05 x 2.67)



With shower cubicle, wash basin, W.C. and radiator.

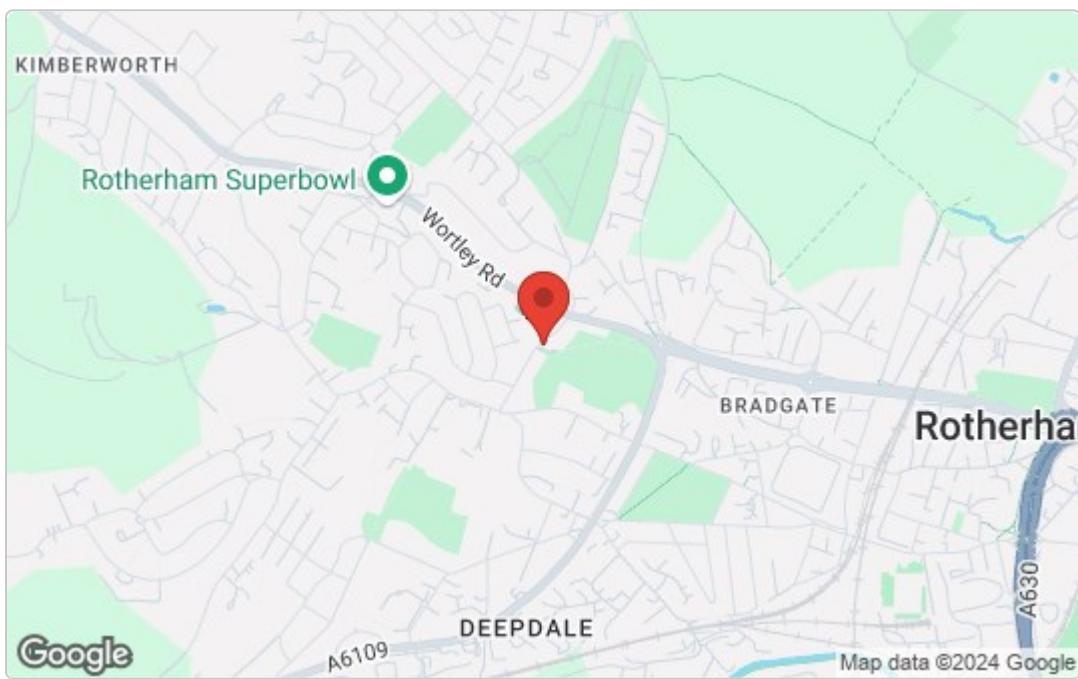
OUTSIDE

To the rear is a paved patio and gate opening into the side passage.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	90	
(81-91) B	67	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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