



31 Clifton Grove
Rotherham, S65 2AZ

Offers In The Region Of
£100,000



31 Clifton Grove



Description

Ideally located just a short distance from the town centre and the popular Clifton Park, this charming three-bedroom terraced home is offered for sale with no onward chain. Perfect for first-time buyers or investors, it provides spacious accommodation, a generous garden, and a convenient setting close to all local amenities.

The ground floor features a bright and welcoming lounge and a well-presented kitchen diner with ample wall and base units, an integrated oven with gas hob, and ample space for appliances. Upstairs, the property offers three well-proportioned bedrooms and a family bathroom fitted with a white three-piece suite.

Outside, there's a neat garden to the front, adding privacy and kerb appeal, while the generous rear garden boasts a patio and lawn with planted borders, ideal for relaxing or entertaining.

The location offers exceptional convenience, with shops, schools, and regular bus routes nearby, as well as easy access to the M1. With no onward chain, generous interiors, and a highly desirable setting, this delightful home represents an outstanding opportunity for a wide range of buyers.

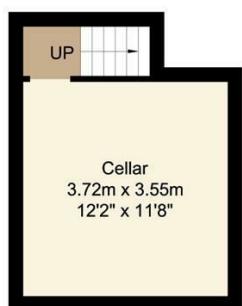
- THREE BEDROOM DETACHED MID TERRACE
- NO ONWARD CHAIN
- LARGE GARDEN
- FREEHOLD / COUNCIL TAX BAND A
- PERFECT FOR FIRST TIME BUYERS OR INVESTORS
- SPACIOUS LOUNGE AND KITCHEN DINER
- CLOSE TO CL
- EARLY VIEWING IS HIGHLY RECOMMENDED



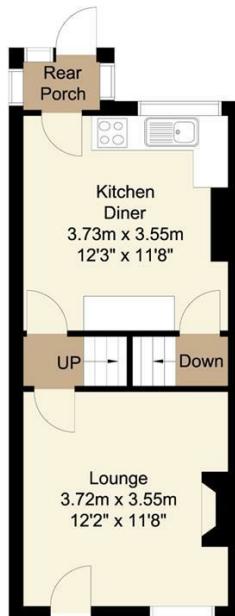


Floor Plan

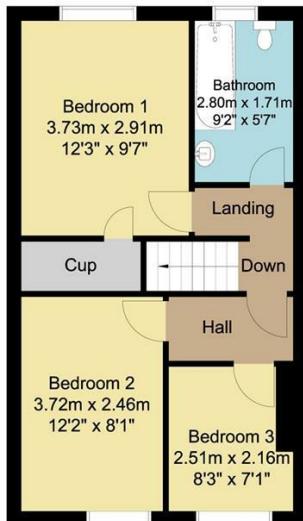
Basement
15 sq m/161.45 sq ft
Approx.



Ground Floor
31 sq m/333.68 sq ft
Approx.

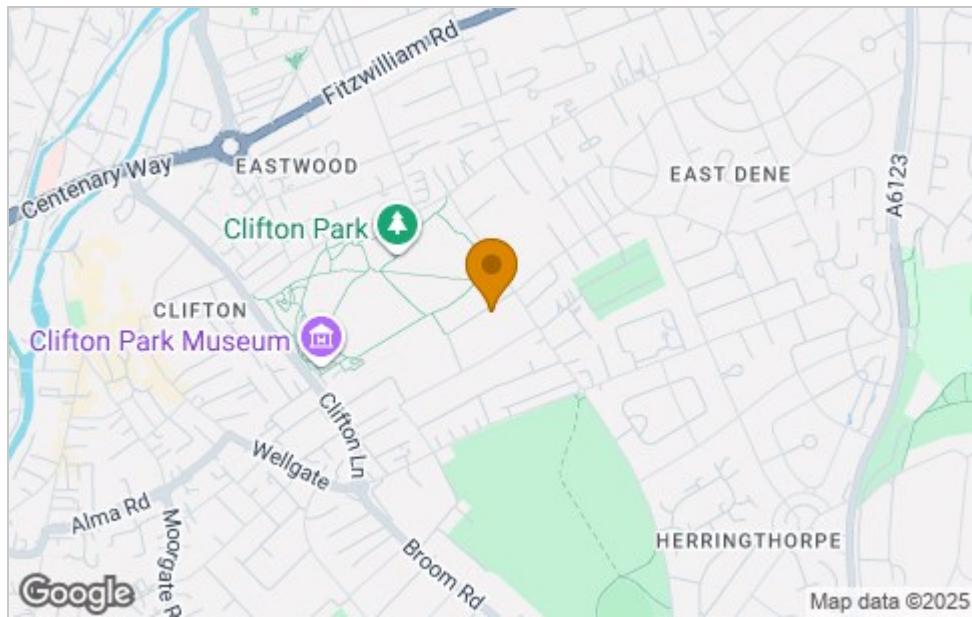


First Floor
40 sq m/430.55 sq ft
Approx.

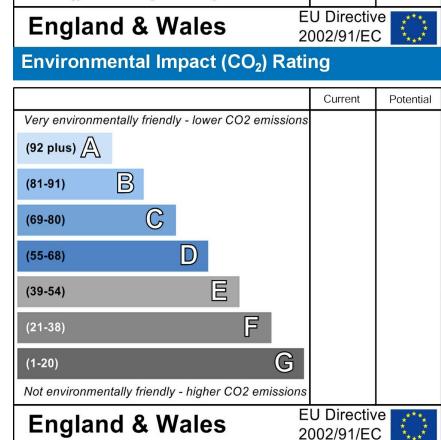
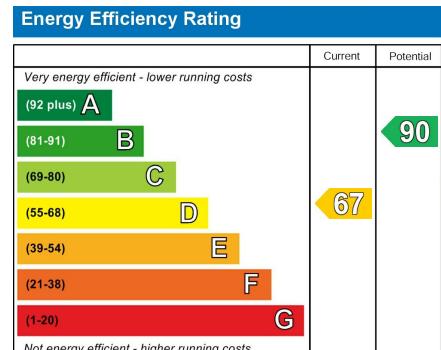


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage meterage if quoted on this plan. CP Property Services ©2025

Area Map



Energy Efficiency Graph



Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

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