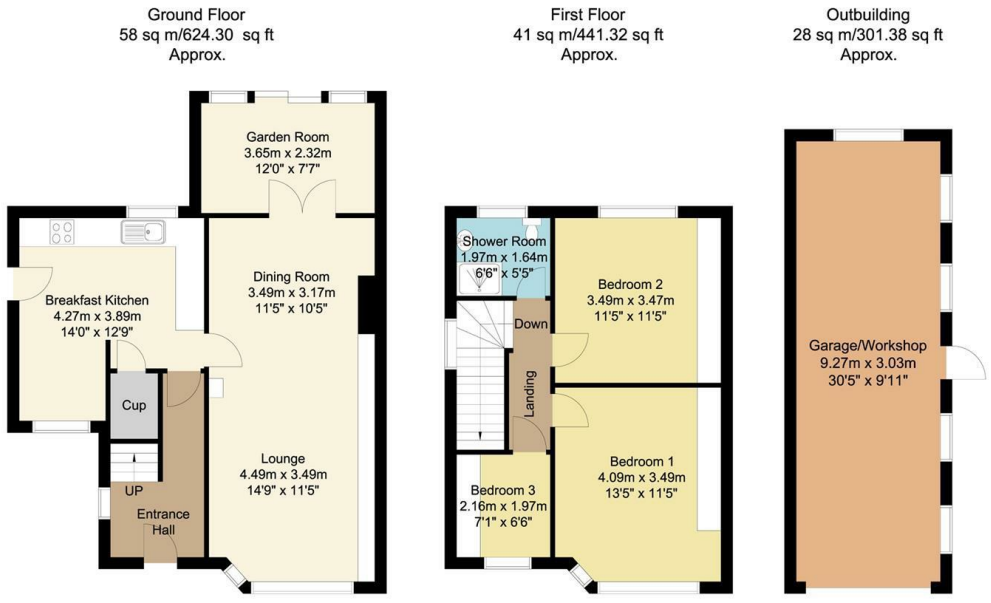


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. 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..
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EADON LOCKWOOD & RIDDLE
ESTº 1840



117, Braithwell Road, Rotherham, S65 4LP

Offers In The Region Of £260,000

117 Braithwell Road, Ravenfield, Rotherham, S65 4LP

Description
ELR are delighted to present this impressive extended three-bedroom semi-detached family home, occupying a generous corner plot in the highly desirable area of Ravenfield. Offering spacious and versatile accommodation, generous gardens, an exceptionally large detached garage and the added benefit of electric gates, this property has plenty to offer growing families and those seeking additional outdoor space.

The ground floor is particularly appealing, featuring attractive herringbone flooring throughout and a beautifully appointed kitchen flowing seamlessly into the extended breakfast and family area, creating a fantastic space for everyday family life and entertaining. A spacious open-plan lounge diner provides further room to relax and socialise, complemented by a conservatory overlooking the gardens and offering an additional reception space.

To the first floor are three generously sized bedrooms, all served by a well-appointed brand new family bathroom.

Externally, the property continues to impress. To the front is an enclosed garden, with mature bushes providing a good degree of privacy. Tall electric gates open onto a large driveway offering off-road parking for multiple vehicles, with the added benefit of CCTV for additional security. The property also boasts an exceptionally large detached garage, providing excellent storage or potential for a variety of uses, subject to any necessary consents.

To the rear, the garden offers a pleasant outdoor space to relax, featuring a decking area and small seating area alongside a small lawn. Combined with the enclosed front garden, the outdoor space provides a lovely setting for enjoying the warmer months.

Situated in a popular and sought-after Ravenfield location, the property is conveniently placed for local amenities, well-regarded schools and excellent transport links, making it an ideal choice for families and commuters alike.

Early viewing is highly recommended to fully appreciate the space, plot and fantastic features this fabulous family home has to offer. Don't delay – book your viewing today

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Extended three-bedroom semi-detached family home
- Sought-after Ravenfield location
- Generous corner plot with wrap-around gardens
- Beautifully appointed kitchen flowing into an extended breakfast and family area
- Spacious open-plan lounge diner and conservatory
- Three well-proportioned bedrooms and family bathroom
- Electric gates and ample off-road parking for several vehicles plus CCTV
- Exceptionally large detached garage offering excellent storage potential
- Freehold / Council Tax Band C
- Early viewing is highly recommended













