

FOR SALE



The Bridleway, Rawmarsh
Guide Price £150,000


MARTIN & CO



The Bridleway, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Three Bedrooms
- Gardens to three sides
- Modern dining kitchen
- Stunning lounge
- Luxury family bathroom

GUIDE PRICE £150,000 - £160,000. Welcome to The Bridleway, a beautifully upgraded three-bedroom semi-detached family home situated in the desirable neighborhood of Rawmarsh. This property offers a comfortable and modern living space, with convenient access to local amenities and excellent public transport links.

As you enter the property, you are greeted by a stylish lounge featuring French doors that lead out to the rear garden, allowing plenty of natural light to fill the room. The lounge also boasts a ceramic tiled floor, providing a contemporary touch. Inset LED lighting in the ceiling adds a warm and inviting ambiance to the space.

Adjacent to the lounge, you'll find the dining kitchen, which is a true highlight of this home. The kitchen is equipped with a range of fitted wall and base units in a high gloss white finish, offering ample storage space for all your culinary needs. The central island doubles as a breakfast bar, creating a versatile area for casual dining and socializing. This well-designed kitchen is both functional and aesthetically pleasing, providing the perfect setting for family meals and entertaining guests.

Moving upstairs, you'll discover three well-



proportioned bedrooms, each offering a comfortable space for relaxation and personalization. The bedrooms are thoughtfully laid out to accommodate various furniture arrangements and ensure privacy and comfort for all occupants.

The family bathroom features a modern three-piece suite in pristine white, exuding a clean and contemporary feel. This well-appointed bathroom is perfect for unwinding after a long day, offering a tranquil retreat for relaxation.

Outside, the property benefits from garden areas on three sides, providing ample space for outdoor activities, gardening, or simply enjoying the fresh air. The gardens have the potential to be transformed into your own personal oasis, with opportunities for landscaping, patio seating, or creating a play area for children.

Overall, The Bridleway is a stunning family home that has been tastefully upgraded to meet the demands of

modern living. With its convenient location, well-designed interior spaces, and outdoor areas, this property offers a fantastic opportunity for a comfortable and enjoyable lifestyle.

LOUNGE A generous size lounge that has a staircase rising to the first floor landing and ceramic tiled flooring. The focal point of the room is the decorative ceiling with inset LED lighting and downlights, with a contemporary style radiator and rear facing French style doors to the garden and front facing entrance door.

DINING KITCHEN Having a range of fitted wall and base units in high gloss white, wall units include extractor hood. Base units are set beneath contrasting worktops which extend and incorporate a one and a half bowl sink, plumbing for washing machine, space for tumble dryer, space for a range style cooker, central island/breakfast bar. The focal point of the room is the decorative ceiling with inset LED lighting



and downlights. There is a side facing entrance door, under stairs cupboard, front and side facing windows.

LANDING With laminate floor, access to loft, downlights to the ceiling and front facing window.

BEDROOM ONE A good size double bedroom with rear facing window.

BEDROOM TWO A good size double bedroom with coving to the ceiling and rear facing window.

BEDROOM THREE A generous size single bedroom with wardrobe and front facing window.

BATHROOM A modern bathroom with a white three piece suite, comprising of a low flush w.c, vanity wash hand basin, bath, tiling to walls, floor, paneled ceiling with inset downlights, side and rear facing windows.

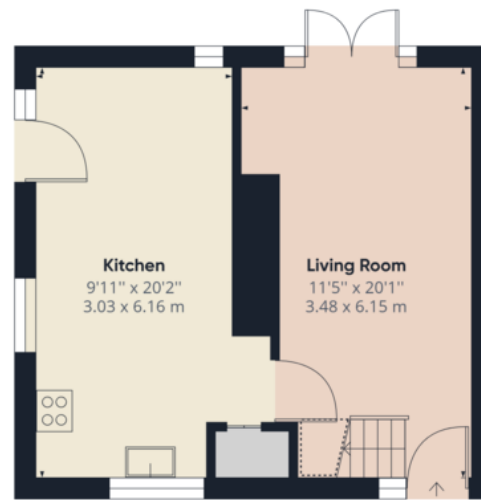
OUTSIDE To the front is a lawn garden with steps

leading to the front entrance door. Side garden with patio and pebbled area. Rear garden with lawn and patio.

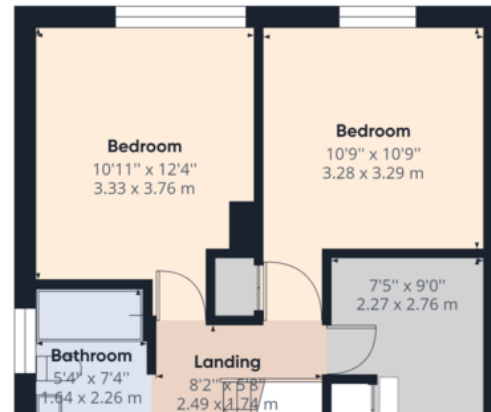


%epcGraph_c_1_544%





Ground Floor



Approximate total area⁽¹⁾
 826.29 ft²
 76.76 m²

Reduced headroom
 8.30 ft²
 0.77 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
 (below 1.5m/4.92ft)

While every attempt has been made to

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.