

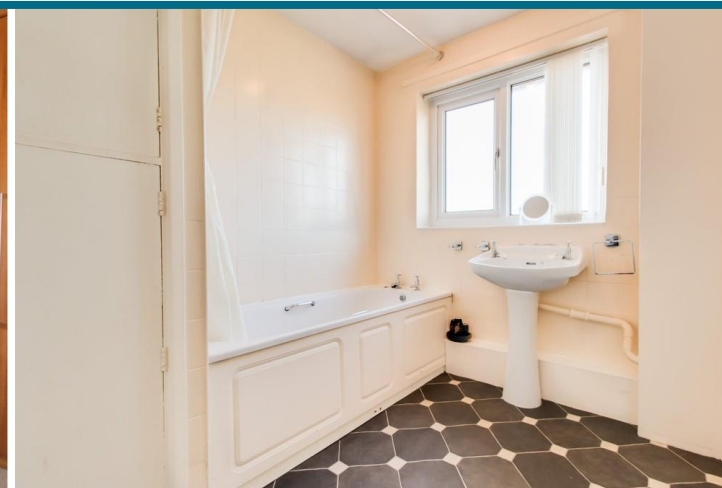


## Bradburys Close, Parkgate

GUIDE PRICE £90,000 - £95,000

£90,000

- GREAT CONDITION
- LARGE ROOM DIMENSIONS
- ALL AMENITIES ON THE DOORSTEP
- ACCESS TO MAJOR TRANSPORT LINKS
- IDEAL INVESTMENT OR FIRST TIME BUY



## Property Description

Tucked away on a quiet 'no through' road in the heart of Parkgate this property has ideal placement to take advantage of the newly regenerated area. With every amenity imaginable on your doorstep this property is convenience personified. Situated within the catchment area for the regions best performing primary school, Ashwood Road Junior & Infants, this property would also be perfect for a small family. Immaculately presented and with much to offer an internal viewing is highly recommended.

### ENTRANCE HALL

Entrance is to the front of the property and into a delightful hallway which gives access to a useful storage cupboard. A staircase rises to the first floor accommodation and the hallway leads open plan through to the kitchen beyond.

### LOUNGE/DINER

Leading from the hallway is this beautifully presented lounge/diner providing spacious family accommodation. With large front and rear facing windows, the room is light and airy and has been neutrally decorated with wooden flooring fitted throughout. Ample space is available to allow for a dining suite of your choice, allowing a fantastic space to entertain. The lounge is complete with a white wooden fire surround with marbled back and hearth and inset with modern design fire providing a lovely focal point to the room.

### KITCHEN

With a range of wood finished wall and base units and black mottled rolled edged worktops inset with single bowl stainless finished sink and mixer tap with hose extension, this stunning kitchen comes complete with a single stainless finished electric oven, four ring electric hob with extractor above and provides space for an under counter fridge and washing machine. The room comes with splash back tiling including a feature inset mosaic tile and neutral decoration beyond whilst being

completed by tiled effect wooden flooring. A rear facing window allows for natural light and door leads out to the garden beyond.

### STAIRCASE

Leading to the first floor accommodation the staircase is neutrally decorated with contrasting carpet flooring, and is fitted with a side facing window allowing natural light to flood the room.

### MASTER BEDROOM

With large rear facing window allowing for lashings of natural light, this exquisite master bedroom is actually the smaller of the two. However, the room is a good size with plenty of space for you to install your own storage solutions if required. The room is decorated in cream with a feature patterned wallpaper wall and contrasting beige carpet flooring.



## BEDROOM TWO

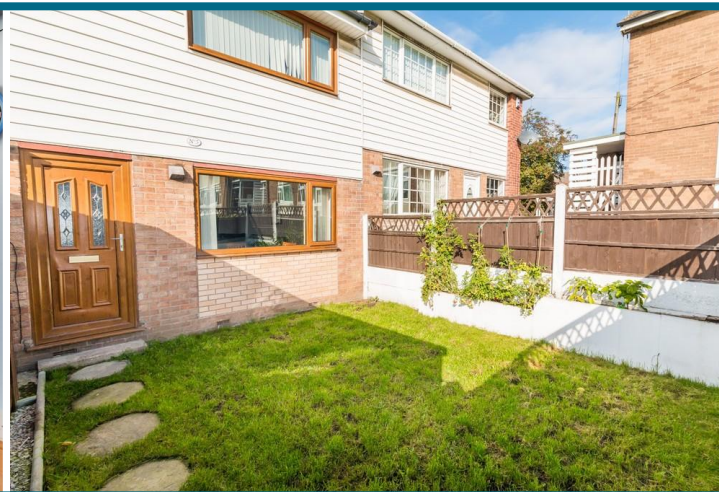
The second bedroom has two front facing windows making a superb bright and airy room. The room is much larger than average and could easily be used as the master if preferred. The current owners have set the room perfectly, with pastel blue decoration and feature wallpaper wall, making this the perfect getaway for any budding super heroes! Wood effect flooring is fitted throughout, and space in abundance is available to allow for furniture of your choice.

## BATHROOM

The family bathroom comes with three piece suite in white including bath with shower above, pedestal wash hand basin and low flush w.c. The room is majority tiled in cream with grey and cream tile effect vinyl flooring. A rear facing obscure window allows for natural light and ventilation, whilst access is given to a useful airing cupboard, perfect for storage.

## GARDEN & EXTERIOR

To the front of the property is an enclosed garden which is mainly laid to lawn with stepping stone patterned slabs and complete with a garden shed. To the rear of the property is an enclosed garden which has been completed as a patio with further raised decked patio providing a lovely seating area. The garden is low maintenance and is complete with an outside water tap for ease of use.



## Tenure

Freehold

## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

## Contact Details

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Whiston

Rotherham

South Yorkshire

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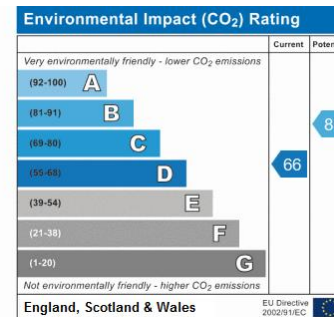
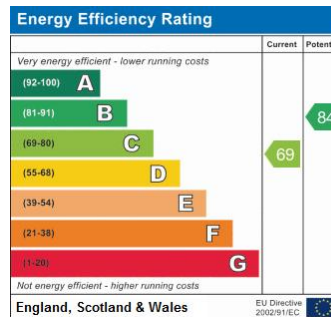
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