

Freehold

Asking Price: £150,000

Plumb Leys, Treeton, Rotherham, S60



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If you're looking for quality then look no further! This two bedroom end town house enjoys a position on this popular modern development and boasts high cosmetic standards within. The home is ideally located to access the Sheffield Parkway and in turn the M1 motorway network along with the Meadowhall shopping centre. The accommodation briefly comprises an entrance lobby, well presented lounge, dining room and fitted kitchen. To the first floor is a landing, two bedrooms and a shower room. Externally the property has off road parking provided by a driveway along with beautifully landscaped gardens to the front and rear. Don't miss out! Book your viewing with Lincoln Ralph today!

Ground Floor

Entrance Lobby Front facing double glazed entrance door, wood effect laminate flooring, radiator and a side facing UPVC double glazed window. A door opens to the lounge.

Lounge 4.47 x 3.64. A well presented room with a front facing UPVC double glazed bay window with blind shutters, two radiators and wood effect laminate flooring. Stairs rise to the first floor landing and a door opens to the dining room.

Dining Room 3.41 x 1.76. Having wood effect laminate flooring, rear facing UPVC double glazed window and a radiator. An archway opens to the kitchen.

Kitchen 3.37 x 1.76. An attractive and well equipped kitchen that is fitted with a range of mix and match wall mounted and base level units in a high gloss white and walnut finish with work surfaces incorporating a moulded one and a half bowl sink with mixer tap. There is an integrated four ring induction hob with electric oven and extractor hood over, built in fridge freezer and washing machine along with an integrated ironing board. Having complimentary tiling to splashback height and to the floor along with a cupboard housing the central heating boiler and a rear facing UPVC double glazed window.

First Floor

Landing Doors open to the bedrooms and bathroom.

Bedroom 1 3.64 x 3.45. Front facing UPVC double glazed window and a radiator.

Bedroom 2 3.40 x 2.05. Rear facing UPVC double glazed window, radiator and a useful built in wardrobe.

Shower Room Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, underfloor heating, extractor fan and a rear facing UPVC double glazed window with shutter blind.

Outside The property is located on a cul de sac and has off road parking provided by a Tarmac driveway. At the front is a well appointed lawned garden and shrubbery. At the rear is beautifully landscaped low maintenance garden with a patterned concrete seating area and pathway that opens to a gravelled garden with feature artificial turf circle with shrub border.

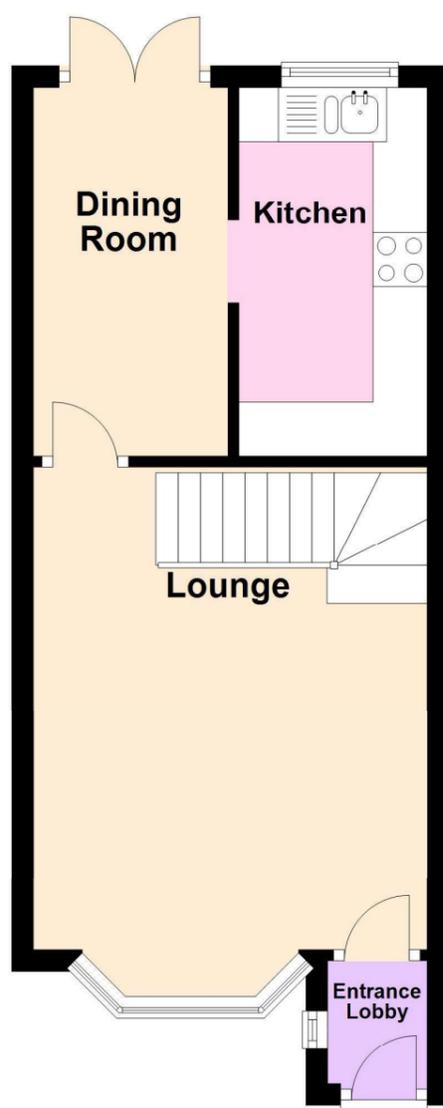


- Two bedroom end town house
- Two reception rooms
- Sought after location
- High cosmetic standards within
- Landscaped gardens
- Driveway
- Ideally located for Parkway and M1
- Viewing is essential

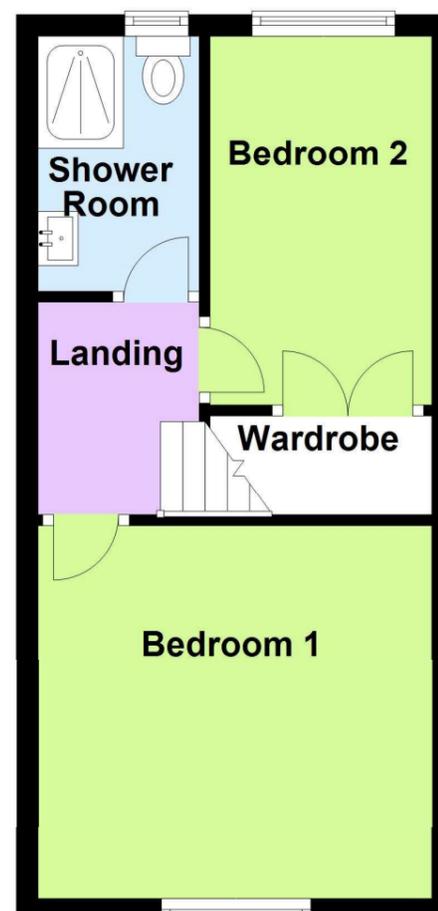
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



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