



# Great Bank Road, Stag, Rotherham, S65

## Ground Floor

**Entrance Lobby** Front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a radiator. Stairs rise to the first floor landing and doors open to the lounge and dining room.

**Lounge** 6.61 x 2.90. (The latter measurement increases to 3.35) A spacious room with a feature fire surround with a tiled hearth and back. There is coving to the ceiling, two radiators along with a front facing UPVC double glazed bay window and a rear facing window.

**Dining Room** 2.78 x 2.24. Having coving to the ceiling, wood effect laminate flooring and an under stairs storage cupboard. There is a side facing UPVC double glazed entrance door and the room opens to the kitchen.

**Kitchen** 3.32 x 2.23. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is a four ring ceramic hob with extractor hood over, built in electric oven, space for fridge freezer and plumbing for a washing machine. Having tiling to splashback height, downlights to the ceiling, side and rear facing UPVC double glazed windows. A UPVC double glazed door opens to the conservatory.

**Conservatory** 3.29 x 2.47. Having wood effect laminate flooring, side facing UPVC double glazed window and rear facing UPVC double glazed French doors.

## First Floor

**Landing** Having coving to the ceiling, loft access and a side facing UPVC double glazed window. Doors open to the bedrooms and shower room.

**Bedroom 1** 4.25 x 2.74. Having coving to the ceiling, front facing UPVC double glazed bay window and a radiator. There is a useful walk in cupboard with a side facing UPVC double glazed window.

**Bedroom 2** 3.22 x 3.24. Rear facing UPVC double glazed window, coving to the ceiling, shower cubicle and a radiator.

**Shower Room** 1.93 x 1.66. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. There is tiling to the walls and floor, rear facing UPVC double glazed window and a cupboard houses the central heating boiler.

**Outside** Ample off road parking is provided by a block paved driveway and forecourt that in turn leads to the single garage. At the rear there is a crazy paved patio that is enclosed by mature trees with a pathway opening to a generous size lawn with a pebbled seating area.

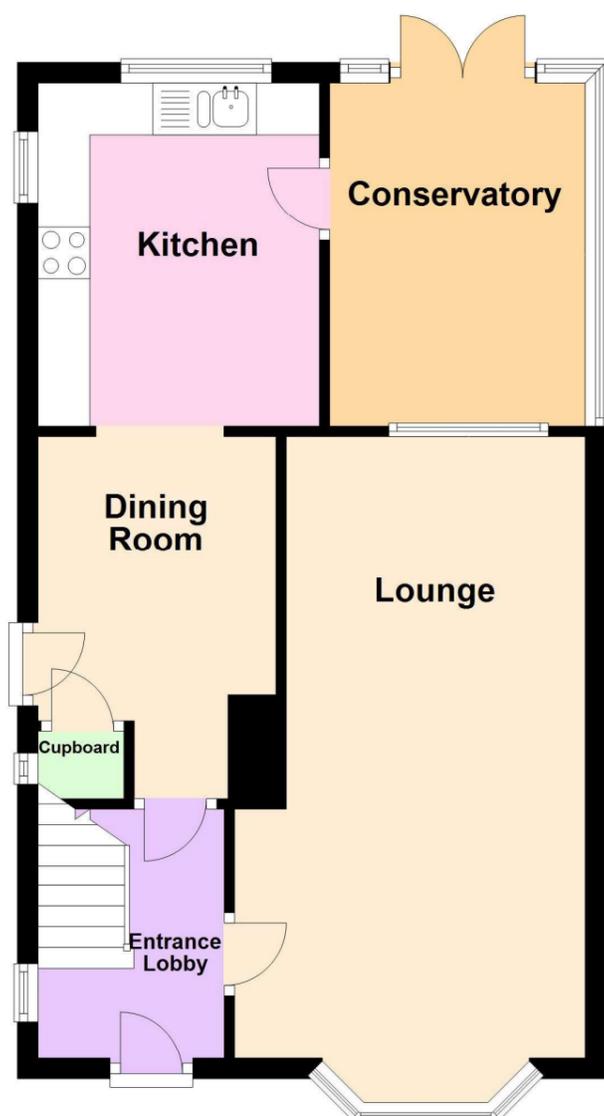


- Extended two bedroom semi detached
- Generous plot
- Great location
- Conservatory
- Driveway and garage
- Well placed to access M1
- Stacks of potential on offer
- Call Lincoln Ralph today!

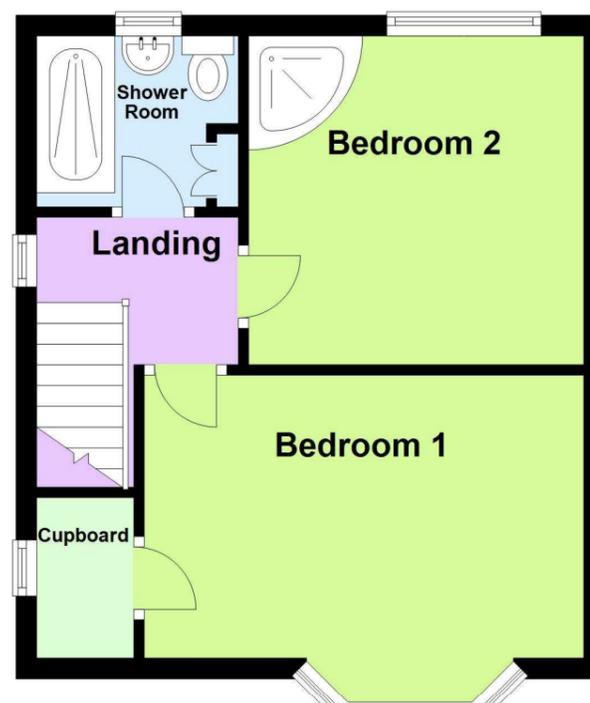
### Disclaimer

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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