

Newman Road, Grange Estate, Rotherham, S60

QUALITY LOCATION, SOUTH FACING GARDEN, FIRST TIME BUYERS AND FAMILIES TAKE NOTE!

Within this ever popular and convenient location a family sized three bedroom semi detached home including central heating and double glazing, front and rear gardens the rear with southerly aspect and drive to the side leading to a detached brick built garage. With generous rooms sizes and potential to remodel if required the location affords catchment for Sitwell and Oakwood schools and ease of access to Rotherham, Sheffield and the M1 motorway network.

Entrance Lobby With double glazed external door to the side, cloaks cupboard and stairs rising to the first floor.

Lounge 5.80 x 3.68. With large front aspect window, focal fire surround with pebbled effect gas fire and archway to the dining room.

Dining Room 3.63 x 2.59. With double glazed patio doors to the rear.

Kitchen 3.22 x 3.09. With a range of fitted units in white with work surfaces, stainless steel sink and tiling to the sink and work surface area. Rear aspect square bay window and double glazed external door to the side. Fitted cooker hood, downlights to ceiling and plumbing for washer.

First Floor Landing With loft access and mirrored robes incorporating the hot water cylinder.

Bedroom One 4.67 x 3.63. (Maximum measurements) With built in mirror door wardrobes and dressing area also. Front aspect window.

Bedroom Two 2.91 x 2.67. With rear aspect window.

Bedroom Three 2.91 x 2.07. With front aspect window.

Bathroom 1.85 x 1.74. With wash basin and bath in white, fully tiled floor and majority to walls. Rear aspect window.

Separate WC With wc and wash basin in white. Tiled floor and some to walls.

Outside To the front of the property are lawned gardens with adjacent part paved driveway which leads from front to rear. To the rear are south facing gardens which have a good degree of privacy along with paved patio and outside tap.

Garage A detached garage with up and over door, light and power.

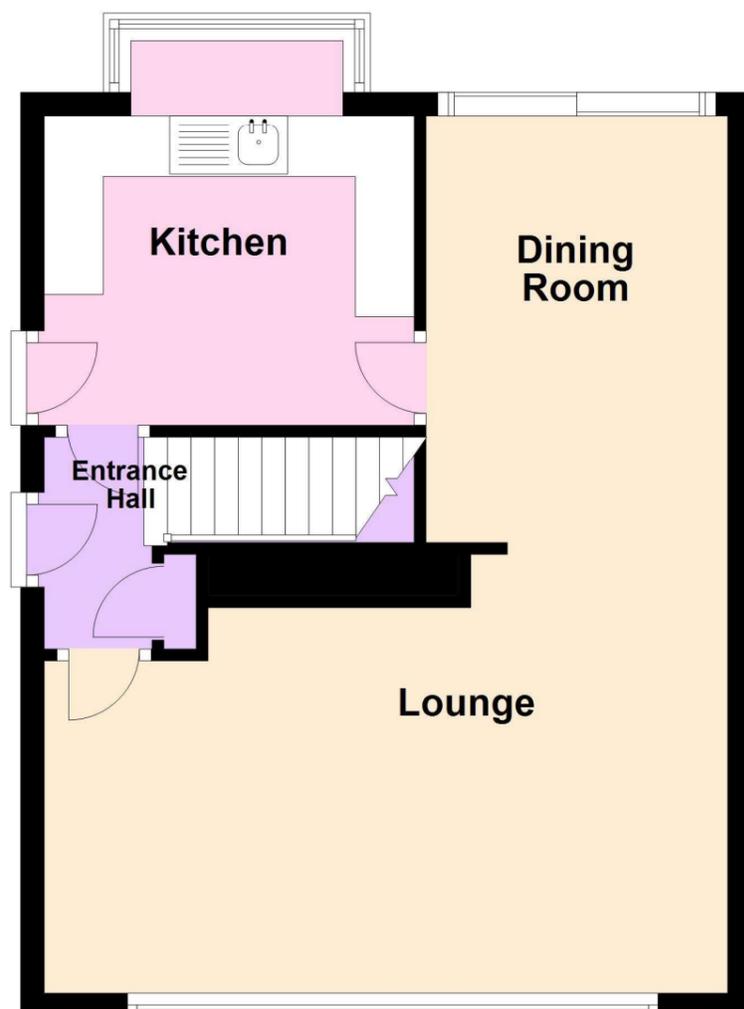


- Three bedroom semi detached
- Sought after location
- Boasting two reception rooms
- Driveway & Garage
- South facing garden
- Well presented
- Ideally located for the M1
- Viewing highly recommended!
- Call Lincoln Ralph today!

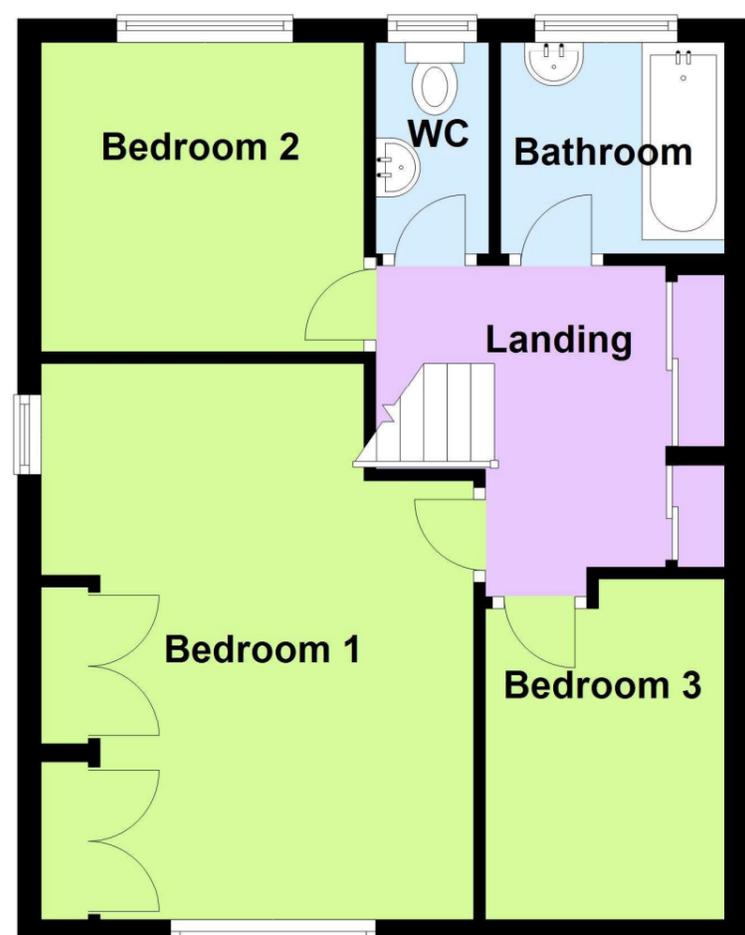
Disclaimer

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



This plan is used for illustration purposes only
Plan produced using PlanUp.