



LINCOLN RALPH



# Keppel Road, Scholes, Rotherham, S61

A three bedroom semi detached property that occupies a corner plot in this desirable location. The accommodation offers a wealth of potential and is ideally located to access the M1 motorway network. The accommodation briefly comprises an entrance hall, lounge, sitting room, kitchen and a conservatory. To the first floor is a landing, three bedrooms and a wet room. Outside there is a lawned garden to the front, side and rear. Viewing is highly recommended! Call Lincoln Ralph today!

**Entrance Hall** Having a front facing entrance door, under stair storage cupboard and a radiator. Stairs rise to the first floor landing and doors open to the lounge and sitting room.

**Lounge** 3.62 x 2.80. Front facing UPVC double glazed window and a radiator. Glass panelled doors open to the sitting room.

**Sitting Room** 4.58 x 2.92. Rear facing UPVC double glazed window, two storage cupboards and a radiator. A door opens to the kitchen.

**Kitchen** 3.66 x 1.96. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink along with space for a cooker and plumbing for a washing machine. There is a front facing UPVC double glazed window, rear facing single glazed window and a radiator. A door opens to a side lobby.

**Lobby** Having a front facing UPVC double glazed entrance door along with a door opening to a WC and two storage sheds. The lobby opens to the conservatory.

**Conservatory** 4.14 x 1.91. Rear facing UPVC double glazed windows and a rear facing UPVC double glazed entrance door.

**WC** Fitted with a white low flush WC and having a front facing UPVC double glazed window.

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

**Bedroom 1** 3.67 x 3.17. Rear facing single glazed window, built in wardrobe and a radiator.

**Bedroom 2** 3.63 x 2.85. Front facing UPVC double glazed window, built in wardrobe and a radiator.

**Bedroom 3** 2.91 x 2.29. Rear facing UPVC double glazed window and a radiator.

**Wet Room** 2.04 x 1.70. Fitted with a white suite comprising a low flush WC and a wash hand basin along with a shower area. Having tiling to the walls, extractor fan and a side facing single glazed window.

**Outside** The property occupies a corner plot and has lawned gardens to the front and side. At the rear is an enclosed garden that enjoys a patio and a lawn.

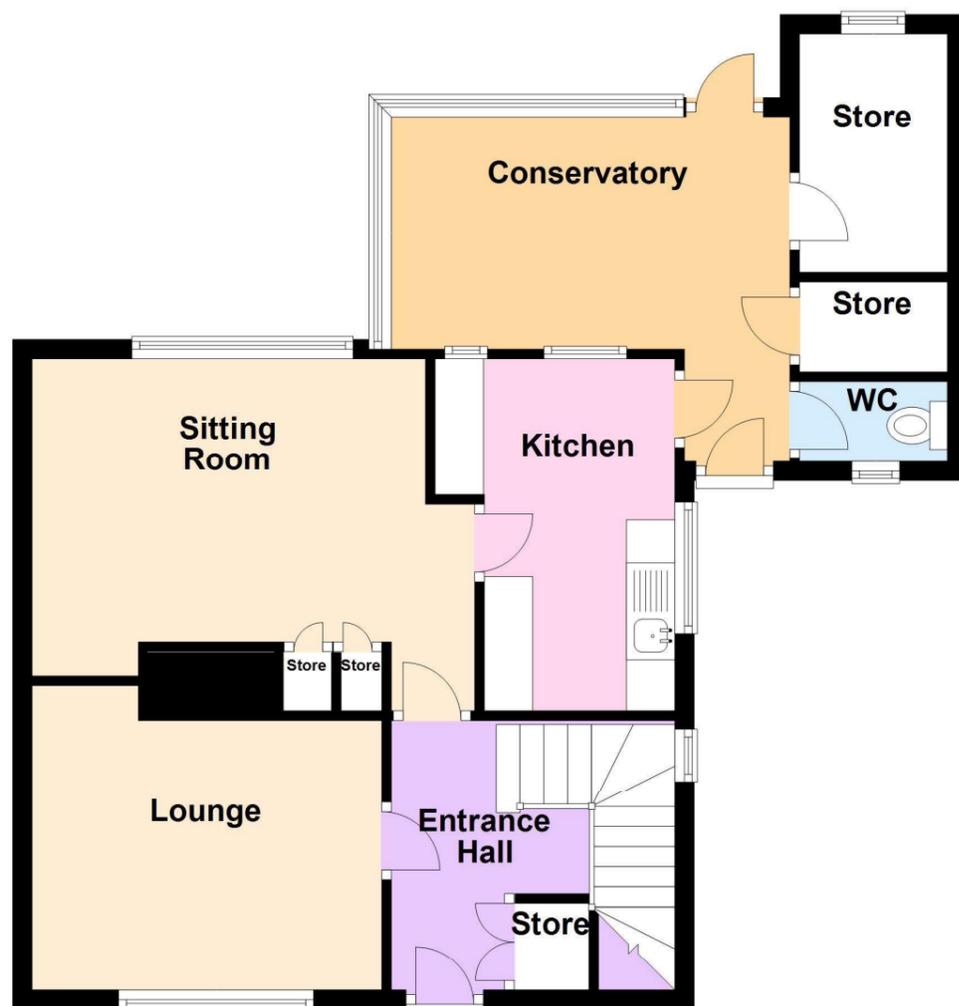


- Three bedroom semi detached
- Boasting two reception rooms
- Conservatory
- Corner plot
- Offering a wealth of potential
- Desirable location
- Ideally located for the M1 motorway network
- Viewing is highly recommended!

## 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

