

Freehold
Guide Price: £125,000

Tennyson Road, Herringthorpe,
Patherham SAS



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

Tennyson Road, Herringthorpe, Rotherham, S65

ATTENTION FIRST TIME BUYERS AND INVESTORS!

A three bedroom semi detached property that is ideally located to access a range of amenities. The home benefits from gas heating to radiators and UPVC double glazing. The accommodation briefly comprises an entrance lobby, lounge, fitted kitchen and a conservatory extension. To the first floor is a landing, three bedrooms and a bathroom. Outside there are gardens to the front and rear. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Lobby Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

Lounge 4.18 x 3.67. A well presented room with a feature clad chimney breast, wood effect laminate flooring, front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

Kitchen 4.98 x 2.41. A spacious room that is fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven, plumbing for a washing machine along with space for a fridge freezer. Having tiling to splashback height, two rear facing UPVC double glazed windows and a radiator. Rear facing UPVC double glazed sliding doors open to the conservatory.

Conservatory 3.66 x 3.56. Having side and rear facing UPVC double glazed windows, wood effect laminate flooring and a radiator. A side facing UPVC double glazed entrance door opens to the rear garden.

Landing Doors open to the bedrooms and bathroom.

Bedroom 1 3.50 x 2.85. Rear facing UPVC double glazed window and a radiator.

Bedroom 2 2.45 x 2.21. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.84 x 2.72. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

Bathroom Fitted with a white suite comprising panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to the floor, aqua panelling to the walls, front facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front is a pebbled standing area and lawned garden with gated access opening to a flagged area that in turn leads to the rear garden. The rear enjoys a flagged patio and an enclosed lawned garden.



- Three bedroom semi detached
- Conservatory extension
- Well presented
- Ideally located for a range of amenities
- May suit FTB or investor
- Front and rear gardens
- Viewing is highly recommended!

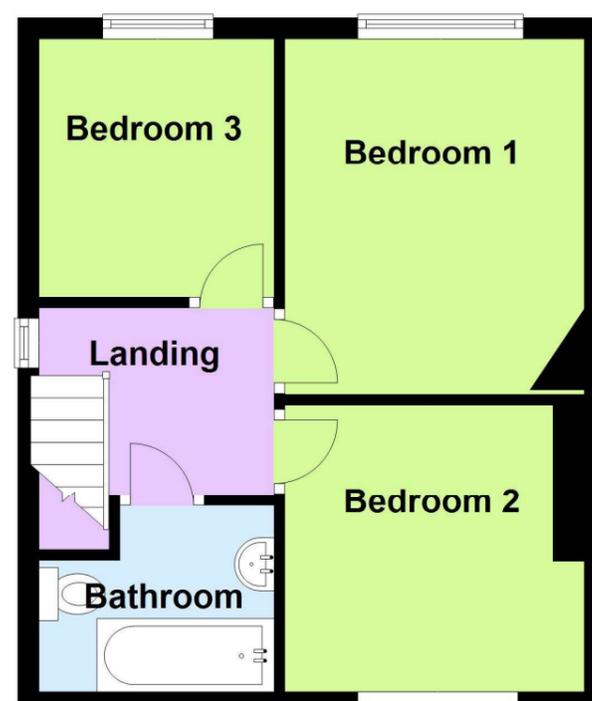
Disclaimer

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



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