



LINCOLN RALPH



Ferham Road, Holmes, Rotherham, S61

ATTENTION INVESTORS AND FIRST TIME BUYERS! CENTRAL LOCATION! OFFERING STACKS OF POTENTIAL! OVERLOOKS FERHAM PARK!

A unique opportunity to purchase a two bedroom detached property in a convenient, central location. The property offers further potential with the accommodation briefly comprising an entrance lobby, bay windowed lounge, dining room and a fitted kitchen. To the first floor is a landing, two double bedrooms and a wet room. Outside there is a small forecourt and an enclosed rear yard. Call Lincoln Ralph today to arrange your viewing!

Entrance Lobby Having a side facing entrance door along with stairs rising to the first floor landing and doors open to the lounge and dining room.

Lounge 4.46 x 4.09. (The first measurement is the maximum measurement) There is a tiled fire surround, hearth and back, coving to the ceiling and a picture rail. Having a front facing double glazed bay window and a radiator.

Dining Room 4.14 x 3.93. Having a fire surround with a hearth and back incorporating a coal effect electric fire. Side and rear facing double glazed windows and a radiator. There is access to the cellar and a door opens to the kitchen.

Kitchen 2.99 x 2.55. Fitted with a range of wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap, space for a cooker, plumbing for a washing machine along with space for a fridge. Having tiling to the walls, rear facing double glazed window, side facing double glazed entrance door and a radiator.

Landing Doors lead to the bedrooms and wet room.

Bedroom 1 4.08 x 3.07. Front double glazed window, cupboard and a radiator.

Bedroom 2 3.93 x 3.07. Rear facing double glazed window and a radiator.

Wet Room 3.0 x 2.54. Fitted with a white low flush WC, wash hand basin and a shower area. Having tiling to splashback height, rear facing double glazed window, radiator and a cupboard houses the central heating boiler.

Outside At the front is a small forecourt. To the rear is an enclosed yard.



- Two bedroom detached
- Boasting two reception rooms
- Convenient central location
- Overlooks Ferham Park
- Offering further potential
- Attention first time buyers/investors
- Viewing is 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.



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