

Freehold

Asking Price: £200,000

Holly Grove, Wath Upon Dearne,
Rotherham



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DETACHED BUNGALOW, QUALITY LOCATION, LOVELY PLOT, DRIVE AND GARAGE.

Offering further potential within this sought after location a two bedroom detached bungalow set within gardens of generous size. With central heating and double glazing and conservatory at the rear this conveniently located detached home also has driveway and integral single garage. Within easy reach of the Motorway network and local amenities and genuinely warranting inspection to appreciate the particular location and potential on offer.

Entrance Porch With double glazed front door.

Inner Hall With hall robes with hanging and shelving, access to the loft.

Lounge 4.43 x 4.09. With front aspect and marble effect fireplace with marble inlay, hearth and open flame gas fire.

Dining Kitchen 4.32 x 3.90. With a range of oak finish units with work surfaces, sink with mixer tap, vinyl floor and tiling to the sink and work surface area. Gas fire with marble hearth, wood effect vinyl floor, pantry cupboard, plumbing for washer and appliances of electric oven and hob with extractor over the hob. A double glazed door leads to the side entrance porch and double glazed patio doors lead to the conservatory.

Conservatory. A double glazed conservatory with tiled floor and double glazed door providing access to the rear garden.

Side Entrance Porch 3.02 x 1.26. With double glazed rear door and integral store.

Bedroom One 4.02 x 3.44. (Minimum measurements excluding door recess)
With front aspect and fitted wardrobes to two walls.

Bedroom Two 3.79 x 3.42. (Maximum measurements)
With rear aspect and built in wardrobe.

Shower Room 2.33 x 1.63. With wash basin with vanity, shower enclosure with shower, tiled effect vinyl floor and full wall tiling. Towel rail/radiator and former airing cupboard which houses the gas boiler.

Outside Gardens of good extent with to the rear split level paved/pebbled shrub gardens, outside tap and paved paths to either side of the bungalow for front to rear access. To the front is a boundary wall with wrought iron top, paved shrub garden and gates leading to the driveway and garage.

Integral Single Garage With up and over entry door.



- Two bedroom detached bungalow
- Rear conservatory
- Good size gardens with drive and garage
- Gas central heating and double glazing
- Lots of potential
- No upward chain

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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