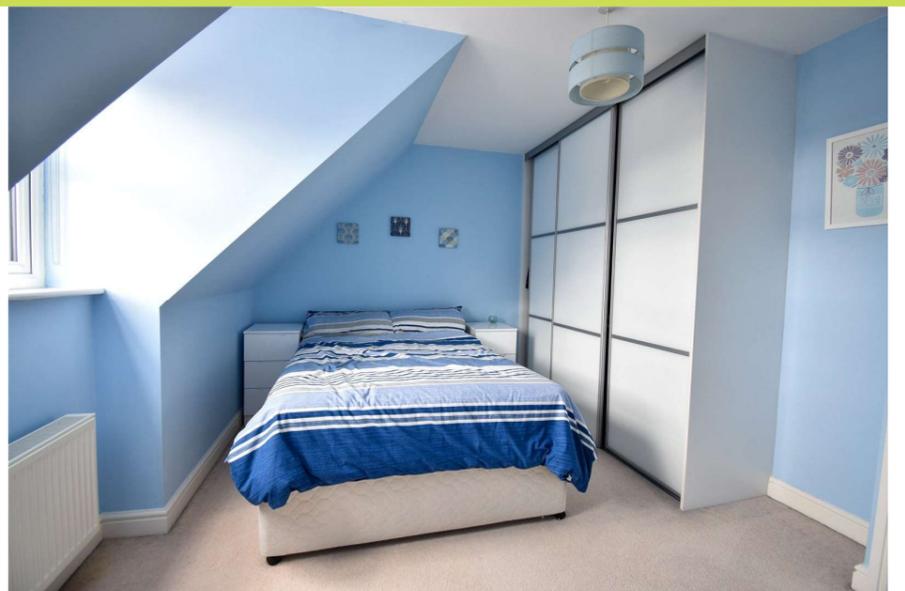


Freehold

Asking Price: £250,000

Prominence Way, Woodlattes,
Rotherham, S66



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Prominence Way, Woodlaithes, Rotherham, S66

LOOK NO FURTHER! A SPACIOUS FOUR BEDROOM FAMILY HOME IN A PRIME LOCATION!

Located on the ever popular Woodlaithes village development is this spacious four bedroom three storey semi detached home. The property benefits from gas heating to radiators, UPVC double glazing and has off road parking provided by a driveway and garage. The residence is well placed to access a range of conveniences along with highly regarded local schools and the M18/M1 motorway network. The accommodation briefly comprises an entrance hallway, ground floor WC and an open plan dining kitchen. To the first floor is a landing, spacious lounge, two bedrooms and a family bathroom. To the second floor is a landing, two bedrooms and a shower room. To the rear is an enclosed garden that is laid to lawn. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing double glazed entrance door, useful storage cupboard and a radiator. Stairs rise to the first floor landing and doors open to the kitchen and WC.

WC Fitted with a white low flush WC and a wash hand basin with tiling to splashback height. Having an extractor fan, radiator and a side facing UPVC double glazed window.

Kitchen Diner 4.59 x 5.44. (Both measurements are the maximum measurements with the first reducing to 3.59) Forming the hub of this family home is the open plan dining kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, plumbing for washing machine and space for a fridge freezer. Having tiling to splashback height along with a boiler that houses the central heating boiler. In addition there is a rear facing UPVC double glazed window, rear facing UPVC double glazed French doors and a radiator.

Landing Side and front facing UPVC double glazed windows, storage cupboard and a radiator. Stairs rise to the second floor landing and doors open to the lounge, two bedrooms and the family bathroom.

Lounge 4.16 x 3.53. Having coving to the ceiling, front facing UPVC double glazed window and a radiator.

Bedroom 3 3.20 x 3.21. (Both measurements are the maximum measurements) Having fitted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 4 2.14 x 2.07. Rear facing UPVC double glazed window and a radiator.

Family Bathroom 2.07 x 1.75. Fitted with a white suite comprising a panelled bath, low flush WC and wash hand basin. Having tiling to half height, shaver point, extractor fan and a radiator.

Second Floor Landing Having loft access, side facing UPVC double glazed window and a radiator. Doors open to two bedrooms and a shower room.

Bedroom 1 4.43 x 3.09. Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.29 x 3.24. Fitted with a wardrobe and having a rear facing UPVC double glazed window and a radiator.

Shower Room A well appointed room that is fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail and a double glazed skylight.

Outside To the front is a patterned concrete driveway that provides off road parking and in turn leads to the integral garage. At the rear is an enclosed garden with a flagged patio that has steps rising to a lawn.

Integral Garage Up and over door, power and lighting.

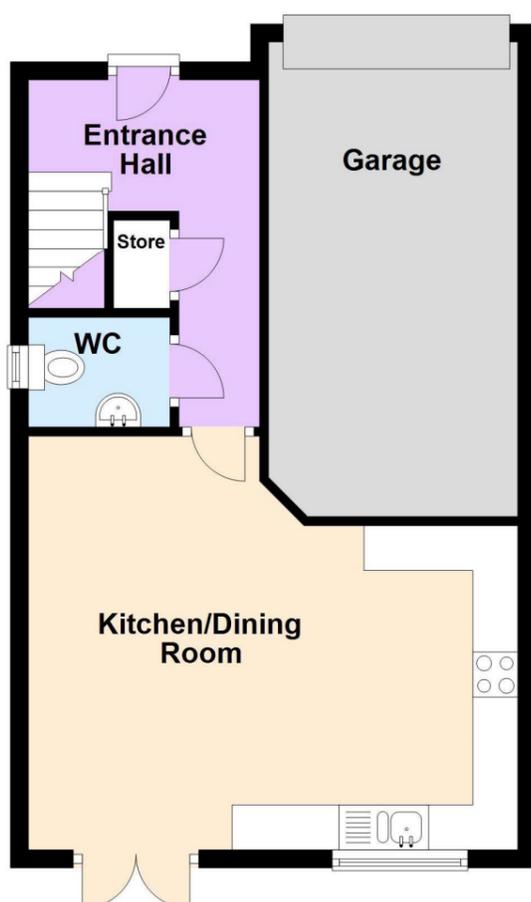


- Four-bedroom three storey semi detached
- Sought after location
- Ideally located for shops, schools, M18/M1
- Driveway and garage
- Spacious accommodation
- Open plan dining kitchen
- Enclosed rear garden
- Two bathrooms
- Viewing is highly recommended!

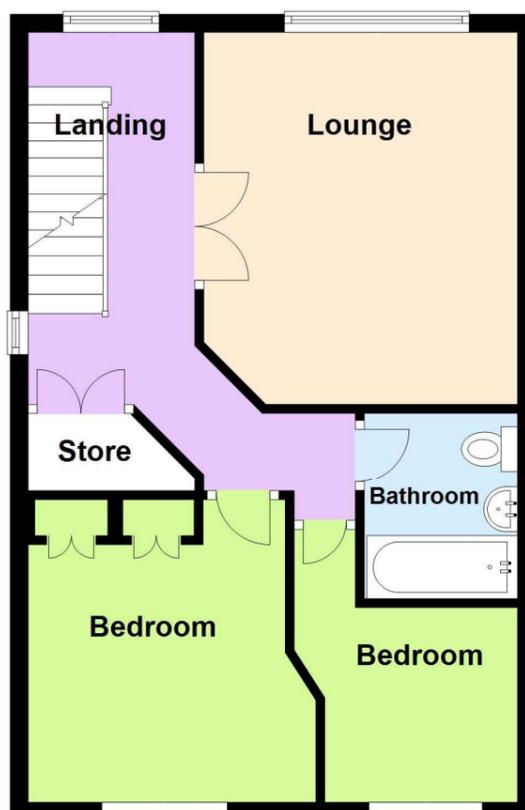
Disclaimer

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



Second Floor

