



Francis Crescent North, Rotherham, S60

OFFERING A WEALTH OF POTENTIAL! SOUGHT AFTER LOCATION! GENEROUS PLOT, DOUBLE GARAGE AND MUCH MORE!

A two double bedroom detached bungalow in a sought after location and offering a wealth of potential. Being ideally positioned to access a range of local amenities and is within a short drive of the M1 motorway network at junction 33. The accommodation briefly comprises an entrance porch, hallway, bay windowed lounge, dining room and fitted kitchen. In addition there are two bedrooms, shower room and a WC. Outside the property has ample off road parking provided by a block paved driveway and detached double garage and enjoys low maintenance gardens. Some additional features include solar panels and an E/V charging point. Viewing is highly recommended! Call Lincoln Ralph today!

Entrance Porch Having UPVC double glazed window and entrance door. A door opens to the hallway.

Hallway There is coving to the ceiling along with an airing cupboard that houses a radiator. Doors open to the lounge, kitchen, bedrooms, WC and shower room.

Lounge 3.79 x 3.48. A spacious room with a fire surround, hearth and back incorporating a living flame gas fire. Having a front facing UPVC double glazed bay window, side facing UPVC double glazed window and a radiator. The room opens to the dining room.

Dining Room 4.0 x 2.71. Coving to the ceiling, rear facing UPVC double glazed window and a radiator.

Kitchen 5.73 x 3.42. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap, integrated four ring gas hob with extractor hood over, built in electric oven, integrated dishwasher and washing machine along with space for a fridge freezer. Having tiling to splashback height and to the floor, coving and downlights to the ceiling, two radiators, rear facing UPVC double glazed window and UPVC double glazed entrance door.

Bedroom 1 3.94 x 3.48. Having a range of fitted wardrobes, coving to the ceiling, rear facing UPVC double glazed window and radiator.

Bedroom 2 3.32 x 2.72. Fitted with a range of wardrobes, front facing UPVC double glazed window and a radiator.

Shower Room Fitted with a white suite comprising a shower cubicle with monsoon shower and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling extractor fan and a front facing UPVC double glazed window.

WC Fitted with a white low flush WC, tiling to the floor, radiator and a rear facing UPVC double glazed window.

Outside The property has ample off road parking provided by a block paved driveway that in turn leads to a detached double garage. The front garden is of a generous size and is mainly laid to lawn and houses an electric vehicle charging point. To the rear is a low maintenance garden that is block paved and provides access to storage shed.

Double Garage 5.55 x 5.28. Having a remote roller shutter door, power and lighting.



- Two bedroom detached bungalow
- Sought after location
- Solar panels
- E/V charging point
- Double garage and driveway
- Two reception rooms
- Stacks of potential
- 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.

