



LINCOLN RALPH



Broadway, East Dene, Rotherham, S65

IDEAL FOR FIRST TIMERS! BOASTING TWO RECEPTION ROOMS! CONVENIENT LOCATION!

A three bedroom semi detached home in a popular and convenient location. The property offers a wealth of potential and may suit the first time buyer or growing family. The accommodation briefly comprises an entrance hallway, dining room, lounge, fitted kitchen and a ground floor WC. To the first floor is a landing, three bedroom and a bathroom. Outside there are mature gardens to the front and rear that are mainly laid to lawn. Off road parking is also provided to the rear. Viewing is recommended! Call Lincoln Ralph today!

Entrance Hall Front facing double glazed entrance door and a useful under stair storage cupboard. Stairs rise to the first floor and doors open to the dining room, lounge and kitchen.

Dining Room 3.35 x 3.10. Front facing UPVC double glazed window and a radiator.

Lounge 4.59 x 3.33. Having a wall mounted gas fire, rear facing UPVC double glazed window and a radiator.

Kitchen 2.84 x 3.01. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, space for a fridge freezer and plumbing for a washing machine. Having tiling to splashback height, side facing UPVC double glazed window and a radiator. A door opens to the rear lobby.

Rear Lobby Rear facing entrance door along with a door that opens to the WC.

WC Fitted with a white low flush WC and a rear facing UPVC double glazed window.

Landing Having a front facing single glazed window and doors open to the bedrooms and bathroom.

Bedroom 1 4.54 x 3.38. Rear facing UPVC double glazed window and a radiator.

Bedroom 2 3.36 x 3.10. Front facing UPVC double glazed window and a radiator.

Bedroom 3 3.03 x 2.37. Side facing UPVC double glazed window and a radiator.

Bathroom 2.03 x 1.36. (The latter measurement increases to 2.51) Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having a side facing single glazed window and a radiator.

Outside To the front is a mature lawned garden with a variety of shrubs. A pathway gives access to the rear that is generous and mainly laid to lawn with a mixture of shrubs and conifers. Off road parking is also provide to the rear.

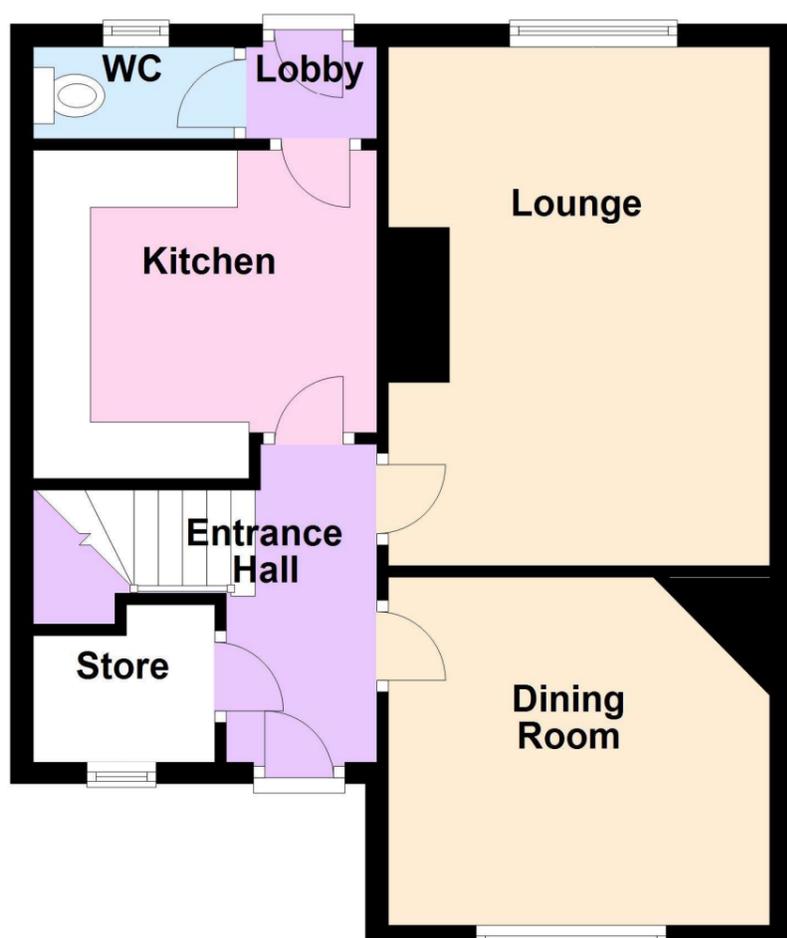


- Three bedroom semi detached
- Boasting two reception rooms
- Mature gardens to front and rear
- Off road parking
- Gas heating
- Stacks of potential

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



Total area: approx. 91.7 sq. metres (987.3 sq. feet)

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