

60

Lymington Lane, Treeton, Rotherham,

Freehold

Asking Price: £145,000



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PERFECT FOR THE COMMUTER AND FIRST TIME BUYER! A TWO BEDROOM END TOWN HOUSE ON THIS POPULAR MODERN DEVELOPMENT!

Viewing is recommended of this attractive two bedroom end town house that is located on a popular modern development. The accommodation briefly comprises an entrance lobby, lounge and dining kitchen. To the first floor is a landing, two bedrooms and a bathroom. Outside off road parking is provided to the front and to the rear is an enclosed garden that is mainly laid to lawn. The home is ideally located to access the Sheffield Parkway/M1 motorway network along with the Morrisons supermarket at Catcliffe. Avoid disappointment and book your viewing today!

Entrance Lobby Front facing double glazed entrance door, wood effect laminate flooring and a radiator. A door opens to the lounge.

Lounge 5.11 x 3.26. A spacious room with a fire surround having a earth and back incorporating a modern electric fire. There is a front facing UPVC double glazed window and two radiators. Stairs rise to the first floor and a door opens to the kitchen.

Kitchen Diner 4.11 x 2.46. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap and an integrated four ring gas hob and electric oven with extractor over. Having tiling to splashback height and to the floor, plumbing for washing machine along with space for a fridge freezer. There are downlights to the ceiling, rear facing UPVC double glazed window and French doors, radiator and a cupboard housed the central heating boiler.

Landing Doors open to the bedrooms and bathroom.

Bedroom 1 3.47 x 3.13. Having a useful cupboard, front facing UPVC double glazed window and a radiator.

Bedroom 2 4.14 x 2.95. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.57 x 1.82. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, shaver point, extractor fan, front facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front is a driveway that provides off road parking. At the rear is an enclosed garden that enjoys a flagged patio and lawn.



- Two bedroom end town house
- Off road parking
- Popular development
- Well presented accommodation
- Ideal for Sheffield Parkway/M1
- Perfect for first time buyers
- 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.

