

Asking Price: £110,000

Reynolds Close, Flanderwell,  
Rotherham, S66



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# Reynolds Close, Flanderwell, Rotherham, S66

## FIRST TIMERS, INVESTORS AND FAMILIES TAKE NOTE! THREE BEDROOMS, CONVENIENT LOCATION, SENSIBLE PRICE!

Offering accommodation of generous size within this ultra convenient location a three bedroom middle town house which should be of interest to first time buyers, families and investors. With central heating, double glazing, kitchen with appliances and modern bathroom the house also benefits from a lounge, ground floor cloakroom and entrance hall. There are garden areas to front and rear and ample on road parking within the cul de sac. Well placed to be within easy reach of local shopping amenities, Wickersley centre and short drive to both the M18 and M1 motorway networks. Sensibly priced with no onward chain!

**Entrance Hall** With double glazed front door, wooden floor, stairs rising to the first floor and double door cloaks cupboard which houses the gas boiler.

**Cloakroom/WC** With wc and wash basin in white.

**Dining Kitchen** 4.96 x 3.78. (Maximum measurements)

With a range of fitted wall, base and drawer units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Front window, vinyl floor and cooking appliances of gas hob with extractor and electric oven.

**Lounge** 4.79 x 3.94. With rear window and double glazed external door. Under stairs store cupboard and laminate floor.

**First Floor Landing** With deep storage cupboard, cupboard over the stairs and access to the loft.

**Bedroom One** 4.12 x 2.81. With rear window.

**Bedroom Two** 3.89 x 2.93. With front window and built in wardrobe.

**Bedroom Three** 2.88 x 1.87. With rear window.

**Bathroom** 1.94 x 1.77. With white suite comprising wc, wash basin with vanity and bath with mixer shower. Laminate floor, towel rail/radiator and front window.

**Outside** There are enclosed gardens to front and rear with on road bay parking to the front and generally within the cul de sac.

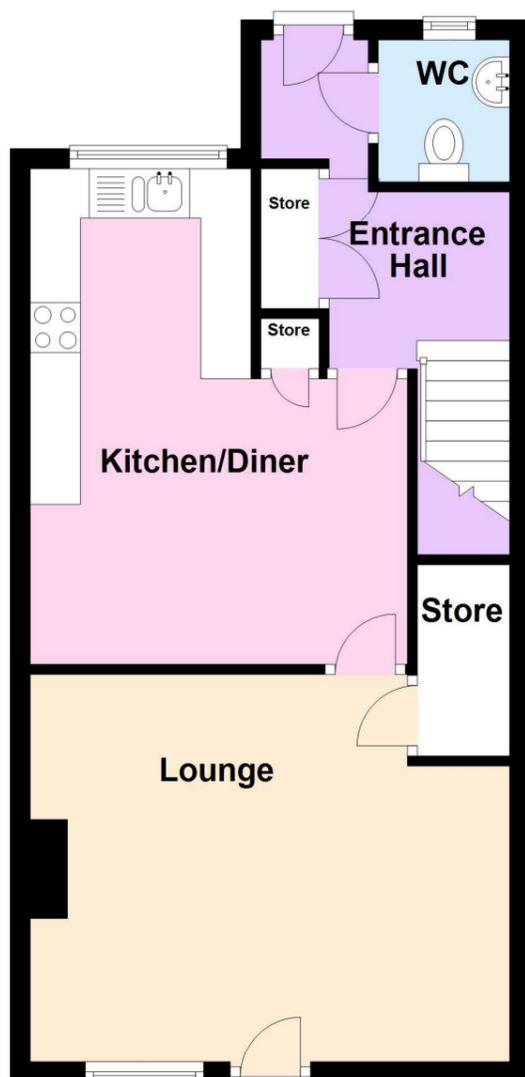


- Middle town house
- Three bedrooms
- Central heating and double glazing
- Gardens front and rear
- Close to amenities and motorway
- First timers, investors or families
- No upward chain

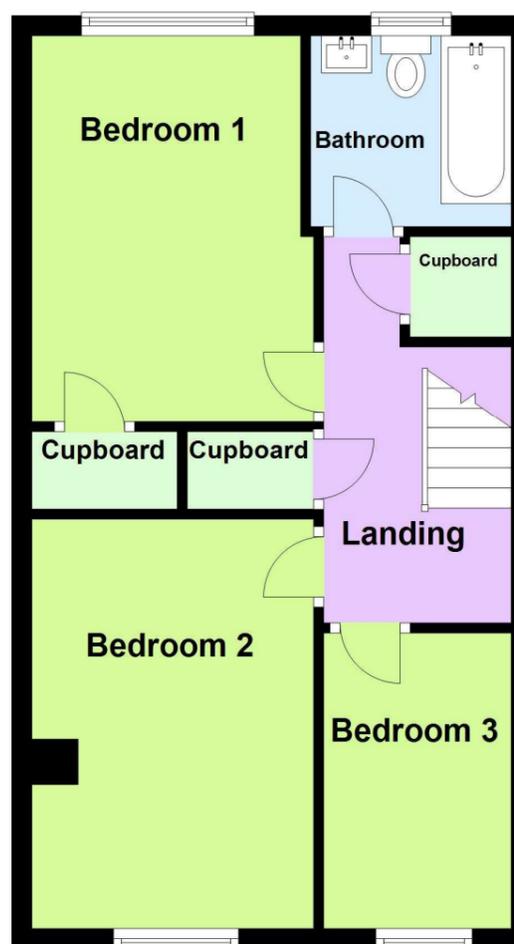
### Disclaimer

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.

### Ground Floor



### First Floor



Total area: approx. 87.8 sq. metres (945.6 sq. feet)

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