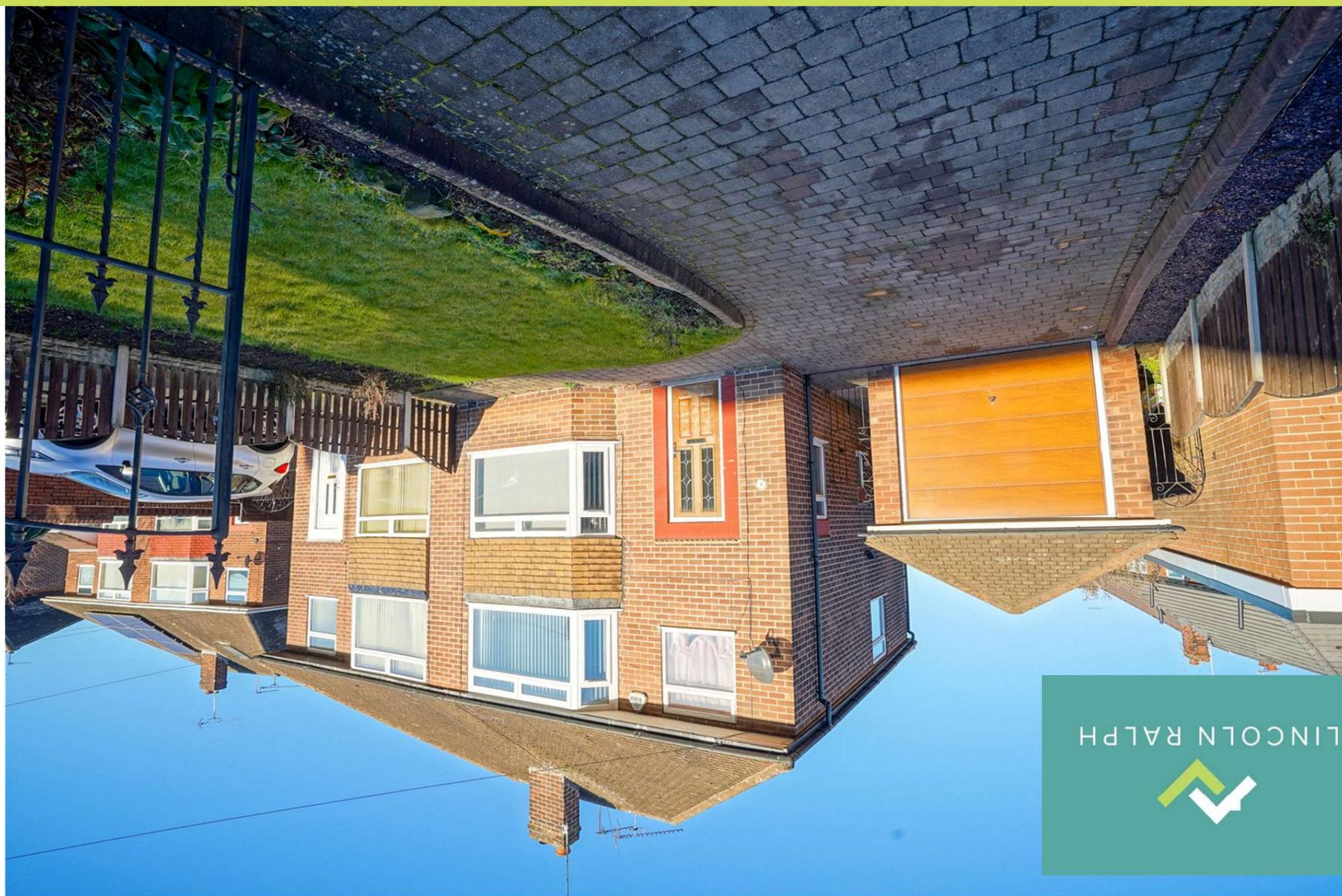


Leasehold

Asking Price: £180,000

Whitehill Road, Brinsworth,
Rotherham, South Yorkshire, S60



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GREAT LOCATION! PERFECTLY PLACED FOR A RANGE OF AMENITIES! ATTRACTIVELY PRESENTED THREE BEDROOM SEMI DETACHED HOME!

Enjoying a prime location is this attractively presented three bedroom semi detached home. The property is perfectly placed to access a range of local conveniences along with being within easy reach of the M1 motorway network and Meadowhall shopping centre. The well presented accommodation briefly comprises an entrance hallway, fitted kitchen, dining room and a lounge. To the first floor is a landing, three bedrooms and a bathroom. Outside there are gardens to the front and rear with off road parking being provided by a driveway and garage. Viewing is highly recommended! Call Lincoln ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a cupboard. Stairs rise to the first floor landing and a door opens to the kitchen.

Kitchen 3.23 x 1.98. 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 ceramic hob and electric oven with extractor hood over, built in fridge along with plumbing for a washing machine. Having tiling to splashback height, under stair storage cupboard, rear facing UPVC double glazed window and a radiator. A side facing UPVC double glazed entrance door gives access to the outside and a door opens to the dining room.

Dining Room 3.51 x 3.45. Rear facing UPVC double glazed window and a radiator. The room opens to the lounge.

Lounge 3.56 x 3.45. A well presented room with a feature fire surround, hearth and back incorporating a living flame gas fire. There is coving to the ceiling, front facing UPVC double glazed bay window and a radiator.

Landing Having loft access, coving to the ceiling and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

Bedroom 1 3.81 x 4.47. Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.53 x 3.0. Having a built in wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.14 x 1.99. Front facing UPVC double glazed window and a radiator.

Bathroom 1.98 x 1.69. Fitted with a white suite comprising a panelled bat with shower over, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window, radiator and extractor fan.

Outside At the front is a lawned garden and a driveway that provides off road parking and in turn gives access to the single garage. To the rear is a flagged patio with steps descending to an enclosed lawn with ornamental pond.

Garage Up and over door, power and lighting.

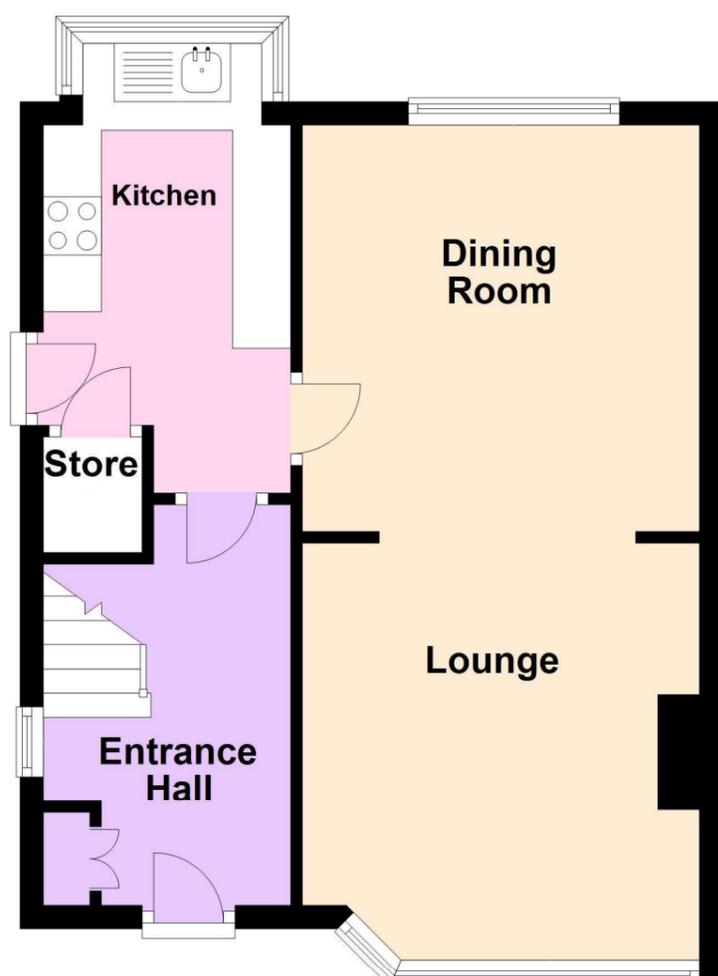


- Three bedroom semi detached property
- Boasting two reception rooms
- Driveway and garage
- Front and rear gardens
- Attractively presented
- Convenient location
- Well placed to access M1 & Meadowhall
- Viewing is highly recommended!

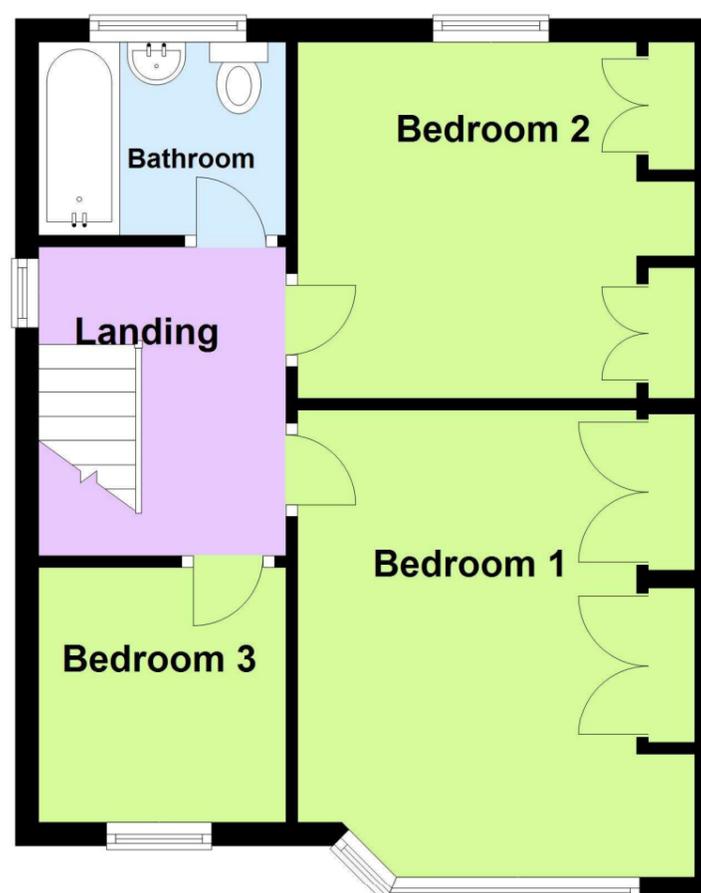
Disclaimer

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



Total area: approx. 80.7 sq. metres (868.7 sq. feet)

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