

Freehold

Asking Price: £110,000

Fleming Way, Flanderwell,

Rotherham, South Yorkshire, S66



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GREAT LOCATION! WELL PLACED FOR AMENITIES! PERFECT FOR FIRST TIMERS & INVESTORS!

Viewing is highly recommended on this one bedroom town house that is ideally located to access a range of local conveniences including the M18/M1 motorway network. The accommodation briefly comprises an open plan living room with fitted kitchen, to the first floor is a double bedroom and a bathroom. Outside the property benefits from off road parking by way of a block paved driveway and enjoys a lawned garden. Avoid disappointment and call Lincoln Ralph today!

Open Plan Living Room 4.75 x 3.92. A well presented room that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor over, plumbing for a washing machine and space for a fridge. The living area had a feature fire surround with a hearth and back incorporating a coal effect electric fire, wood effect laminate flooring, side and rear facing UPVC double glazed windows and a radiator. A front facing UPVC double glazed entrance door gives access to the outside. A spiral stair case rises to the first floor bedroom.

Bedroom 3.96 x 2.43. (The latter measurement increases to 3.21) Having a useful storage cupboard, front facing UPVC double glazed window, loft access and a radiator.

Bathroom 1.65 x 1.62. (The first measurement increases to 2.20) Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls, wood effect laminate flooring, front facing UPVC double glazed window and a heated towel rail.

Outside The property enjoys a lawned garden along with off road parking being provided by a block paved driveway.

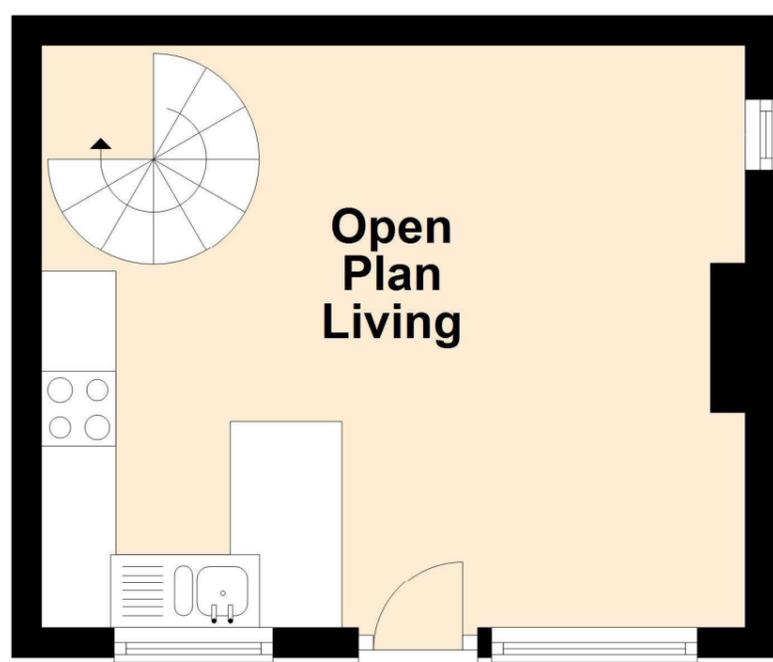


- One bedroom town house
- Popular location
- Well placed for local amenities
- Ideally located to access M18/M1
- Perfect for first timers or investors
- Off road parking
- Lawned garden
- Viewing is recommended!

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.

Ground Floor



First Floor



Total area: approx. 37.2 sq. metres (400.2 sq. feet)

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