

Leasehold

Asking Price: £280,000

Doncaster Road, Rotherham, South  
Yorkshire, S65



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Doncaster Road, Rotherham, South Yorkshire, S65

## AN IMMACULATELY PRESENTED AND GENEROUSLY PROPORTIONED THREE BEDROOM SEMI DETACHED VICTORIAN RESIDENCE! LARGE PLOT, AMPLE OFF ROAD PARKING, IDEALLY LOCATED FOR LOCAL CONVENIENCES, FAR REACHING VIEWS TO THE REAR AND MUCH, MUCH MORE!

An internal inspection is essential to fully appreciate the quality and size of accommodation on offer from this immaculately presented three bedroom semi detached Victorian residence. The home is perfectly placed to access a range of local amenities and enjoys a generous size plot and takes in far reaching views to the rear. The excellent accommodation briefly comprises an entrance porch, hallway, attractively presented lounge, separate dining room and a breakfast kitchen. To the first floor is a landing, two double bedrooms and a bathroom. To the second floor is a landing and a bedroom. Outside: The dwelling occupies a generous size plot and has ample off road parking by way of a garage and driveway. There are mature garden to the front and rear that are mainly laid to lawn. Avoid disappointment! Call Lincoln Ralph today to arrange your viewing!

**Entrance Porch** Having a front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a tiled floor. A door opens to the hallway.

**Hallway** A welcoming hallway with Kardean flooring, delph rack, side facing stain glass window and a period style radiator. Stairs rise to the first floor landing and a door opens under the stairs to give access to the cellar. Doors open to the lounge, dining room and the kitchen.

**Lounge** 4.06 x 3.66. A beautifully appointed room with a feature fire surround that has a hearth and a slate tiled recess housing a log burner. There is Kardean flooring, decorative coving to the ceiling, front facing UPVC double glazed window and a period style radiator.

**Dining Room** 3.99 x 3.66. The focal point of the room is the fire surround with decorative hearth and back incorporating a coal effect electric fire. Having decorative coving to the ceiling, rear facing UPVC double glazed window and a period style radiator.

**Breakfast Kitchen** 4.89 x 3.55. A spacious kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink unit with mixer tap. There is an integrated range with extractor hood over, space for fridge freezer and plumbing for a washing machine. Having tiling to splashback height, downlights to the ceiling, plinth heater, breakfast bar and a hardwood floor. In addition a cupboard houses the central boiler and there is a rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door along with a period style radiator.

**Landing** Having a side facing stain glass window and having stairs rising to the second floor landing. Doors open to the first floor bedrooms and bathroom.

**Bedroom 1** 3.68 x 3.32. Having a range of fitted wardrobes, rear facing UPVC double glazed window, picture rail and a period style radiator.

**Bedroom 2** 4.11 x 3.67. A pleasant room with an original style fire surround, two front facing UPVC double glazed windows, picture rail and a period style radiator.

**Bathroom** 3.44 x 2.36. A spacious and attractive bathroom that is fitted with a white suite comprising a free standing shoe style bath, vanity wash hand basin, shower cubicle and a low flush WC. Having tiling to the walls and floor, downlights to the ceiling, two rear facing UPVC double glazed windows, heated towel rail and a period style radiator.

**Second Floor Landing** There is a double glazed skylight along with access to a walk in storage cupboard. A door opens to bedroom three.

**Bedroom 3** 3.46 x 6.0. (A T shaped room with the first measurement reducing 1.90) Having two double glazed skylights, beams to the ceiling and a radiator.

**Outside** The residence enjoys a position that is set back from the road behind a dry stone boundary wall with gated access to a block paved driveway that provides ample off road parking and in turn gives access to the garage. To the front is a mature lawned garden with a variety of trees and shrubs. A gate opens to a feature flagged/block paved and gravelled terrace that has a gate opening to a hot tub area. Steps descend to a generous size flagged patio that overlooks a large lawned garden.

**Garage** Having an up and over door, power and lighting.

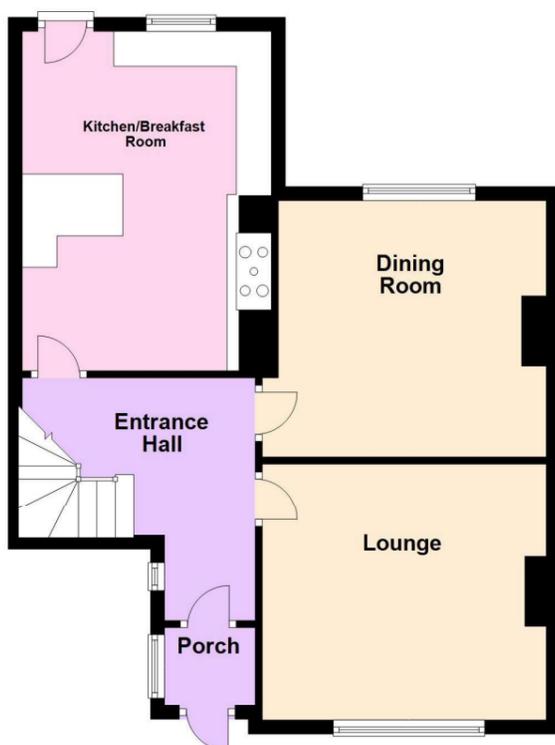


- A three bedroom semi detached Victorian residence
- Boasting two reception rooms
- Immaculately presented
- Ample off road parking by way of a driveway & garage
- Large rear garden
- Far reaching views to the rear
- Well placed for local amenities
- Viewing is essential!

### 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



Second Floor



Total area: approx. 130.6 sq. metres (1406.2 sq. feet)

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