

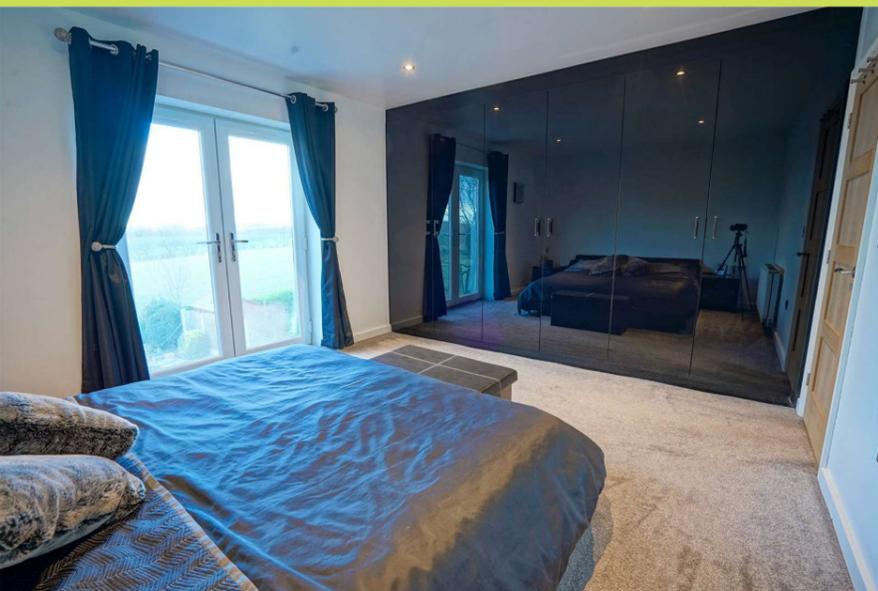
Freehold

Asking Price: £270,000

Belcourt Road, Rotherham, South
Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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AN EXCEPTIONAL THREE DOUBLE BEDROOM, EXTENDED, SEMI DETACHED HOME! IMMACULATLEY PRESENTED! OODLES OF SPACE AND MUCH MORE!

This sensational three double bedroom, extended semi detached home truly warrants an internal inspection to fully appreciate the standards and size of accommodation on offer. The residence enjoys a sought after position and is ideally placed to access a range of amenities. The exceptional accommodation briefly comprises an entrance hallway, spacious lounge, beautifully appointed open plan breakfast kitchen, utility room and a ground floor WC. To the first floor is a landing, family bathroom, three double bedrooms, one of which includes a dressing room. Outside, off road parking is provided by a block paved driveway and to the rear is a generous garden that is mainly laid to lawn. Don't be disappointed! Call Lincoln Ralph to arrange your viewing today!

Entrance Hall A light and inviting hallway with tiling to the floor and coving to the ceiling. There is a front facing UPVC double glazed window, double glazed entrance door along with stairs rising to the first floor landing. Doors open to the lounge and utility room.

Lounge 7.79 x 3.49. (The latter measurement reduces to 2.86) A spacious room with a feature fire surround with a hearth and back incorporating a modern electric fire. Having coving to the ceiling, front facing UPVC double glazed window and a radiator. Bi folding doors open to the kitchen.

Breakfast Kitchen 7.25 x 3.61. Forming the hub of the family home is this superbly appointed open plan breakfast kitchen. Fitted with a range of wall mounted and base level units in a black high gloss finish with Corian work surfaces incorporating an integrated five ring gas hob with extractor hood over. There are two integrated electric ovens, built in dishwasher and fridge freezer. Having tiling to splashback height along with an island unit with Corian work surface that incorporates a sunken sink unit with shower mixer tap and breakfast bar. In addition there is tiling to the floor, double glazed skylight, rear facing double glazed bi-folding doors and a designer radiator. The room opens to the utility room.

Utility Room 2.50 x 1.74. (The first measurement increases to 3.86 with the latter measurement being taken to the front of the fitted units) Fitted with a range of storage units and having a tiled floor, plumbing for a washing machine and a radiator. A cupboard houses the central heating boiler. A door opens to the WC.

WC Fitted with a white low flush WC, vanity wash hand basin along with tiling to splashback height and to the floor. There are downlights to the ceiling, heated chrome towel rail along with side and rear facing UPVC double glazed windows.

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

Bedroom 1 3.97 x 3.63. (The first measurement is taken to the front of the fitted wardrobes) A pleasant room that is fitted with a range of wardrobes, downlights to the ceiling and rear facing UPVC double glazed French doors to a glass Juliette balcony.

Bedroom 2 3.50 x 3.07. Front facing UPVC double glazed window, coving to the ceiling and a radiator. The room opens to the dressing room.

Dressing Room 2.36 x 1.72. (The latter measurement is taken to the back of the wardrobe) Having a front facing UPVC double glazed window, fitted wardrobes and a radiator.

Bedroom 3 3.50 x 3.07. Rear facing UPVC double glazed window and a radiator.

Bathroom 2.97 x 2.06. (The latter measurement increases to 2.48) An attractive room that is fitted with a walk in shower with overhead drencher, dual vanity wash hand basins and a low flush WC. Having complimentary tiling to the walls and floor, downlights to the ceiling, heated chrome towel rail and a side facing UPVC double glazed window.

Outside To the front is a block paved forecourt and driveway that provides off road parking. To the rear is a generous garden that is mainly laid to lawn with a variety of mature shrubs and seating areas.

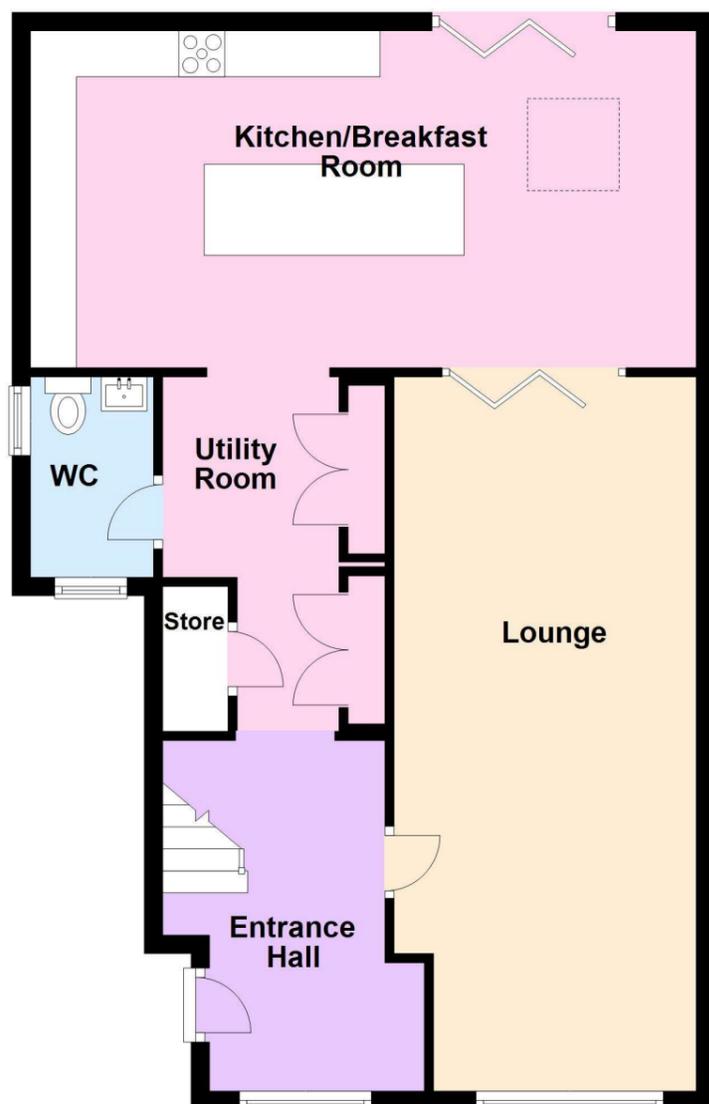


- Sensational three double bedroom semi detached home
- Significantly extended and improved by current owners
- Sought after location
- Stunning open plan kitchen
- Three double bedrooms
- Block paved driveway
- Well placed for local conveniences
- Viewing is essential!

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



Total area: approx. 132.0 sq. metres (1420.3 sq. feet)

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