

Asking Price: £160,000  
Freehold

Redgrave Place, Flanderwell,  
Rotherham, South Yorkshire, S66



LINCOLN RALPH



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# Redgrave Place, Flanderwell, Rotherham, South Yorkshire, S66

## GREAT LOCATION! WOULD SUIT FIRST TIMERS AND INVESTORS! OFF ROAD PARKING/GARAGE! VIEWING RECOMMENDED!

A three bedroom semi detached property that enjoys a great location which provides access to a range of amenities including convenience shopping, well regarded schools and the M18/M1 motorway network. The accommodation briefly comprises an entrance porch, spacious lounge and a dining kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside there are gardens to the front and rear along with off road parking and a garage. Viewing is highly recommended! Call Lincoln Ralph today!

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

**Lounge** 4.55 x 4.41. A spacious room with a feature fire surround with hearth and back. There is coving to the ceiling, front facing UPVC double glazed window, dado rail and a radiator. Stairs rise to the first floor landing and a door opens to the kitchen.

**Kitchen Diner** 4.52 x 3.43. 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 gas hob and electric oven with extractor hood over, plumbing for washing machine and space for a fridge freezer. Having tiling to splashback height, coving and downlights to the ceiling, rear facing UPVC double glazed window and UPVC double glazed entrance door. A cupboard houses the central heating boiler.

**Landing** Having coving to the ceiling and access to the loft. Doors opens to the bedrooms and bathroom.

**Bedroom 1** 3.52 x 3.03. Front facing UPVC double glazed window, built in wardrobe and a radiator.

**Bedroom 2** 2.89 x 2.65. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 3.36 x 1.81. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 1.96 x 1.69. Fitted with a white suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Having tiling to the walls and floor, side facing UPVC double glazed window and a heated chrome towel rail.

**Outside** At the front is a lawned garden. To the rear is an enclosed garden that enjoys a flagged seating area and a lawned garden. Off road parking is provided along with a single garage.

**Garage** Up and over door.

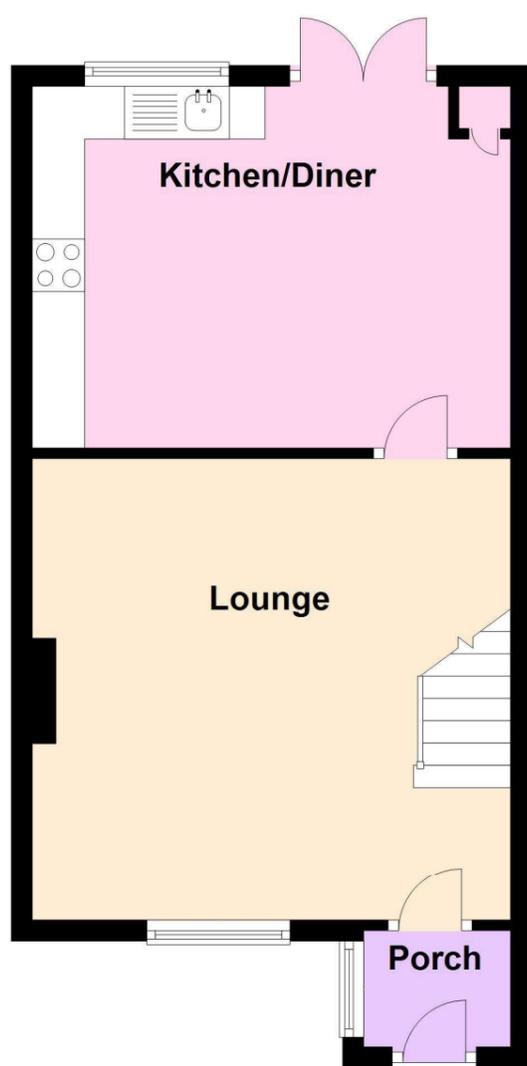


- Three bedroom semi detached
- Off road parking and garage
- Front & rear gardens
- Popular location
- Well placed for amenities
- Would suit first timers and investors
- Viewing is recommended!

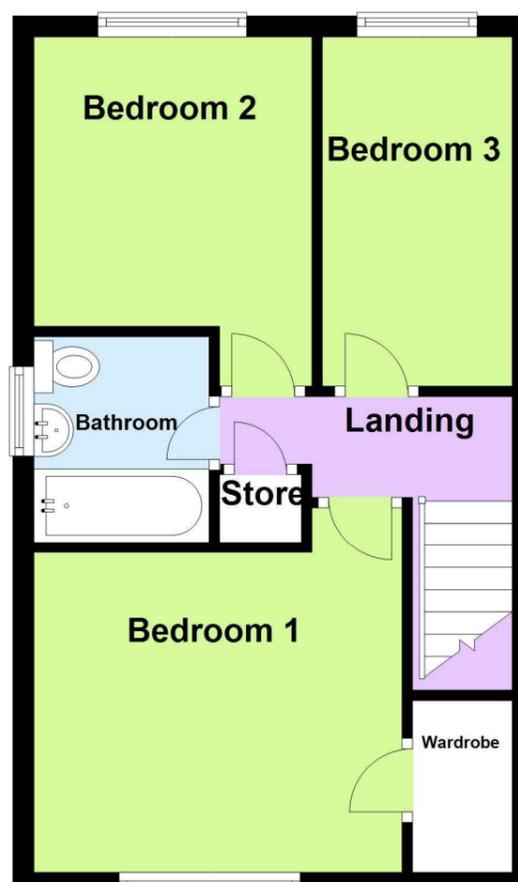
### Disclaimer

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. 74.7 sq. metres (804.3 sq. feet)

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