

Freehold

Asking Price: £115,000

Elder Drive, Sunnyside, Rotherham,  
South Yorkshire, S66



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# Elder Drive, Sunnyside, Rotherham, South Yorkshire, S66

## ATTENTION INVESTORS AND FIRST TIME BUYERS! CONVENIENT LOCATION! WELL PLACED FOR SCHOOLS AND TRANSPORT LINKS!

Placed within this popular and convenient location is this three bedroom semi detached property. The residence would benefit from a course of refurbishment and includes off road parking by way of a driveway. The accommodation briefly comprises an entrance hallway, Lounge/dining room and a kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, there are uncultivated gardens to the front and rear. The location provides great access to a range of local conveniences including well regarded schools and the M18/M1 motorway network. Call Lincoln Ralph today to arrange a viewing!

**Entrance Hall** Front facing UPVC entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

**Lounge/Diner** 3.11 x 5.99. (The first measurement increases to 4.15 and the latter measurement reduces to 2.68) A 'U' shaped room with a fire surround, two radiators along with a front facing UPVC double glazed window and rear facing UPVC double glazed French doors. A door opens to the kitchen.

**Kitchen** 4.99 x 2.39. Fitted with wall mounted and base level units with work surfaces incorporating a sink unit with mixer tap. There is space for a cooker, integrated fridge freezer, built in dishwasher and plumbing for a washing machine. Having tiling to splashback height and to the floor, side facing UPVC double glazed window, radiator and a pantry cupboard. A side facing UPVC double glazed entrance door opens to the driveway.

**Landing** Doors open to the bedrooms and bathroom.

**Bedroom 1** 4.02 x 3.22. Front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.83 x 2.68. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.61 x 2.34. Rear facing UPVC double glaze window and a radiator.

**Bathroom** 2.65 x 1.41. Fitted with a white suite comprising a panelled bath, low flush WC and a wash hand basin. Having tiling to the walls and floor, front facing UPVC double glazed window and a radiator.

**Outside** There are uncultivated gardens to the front and rear. Off road parking is provided by a driveway and garage.

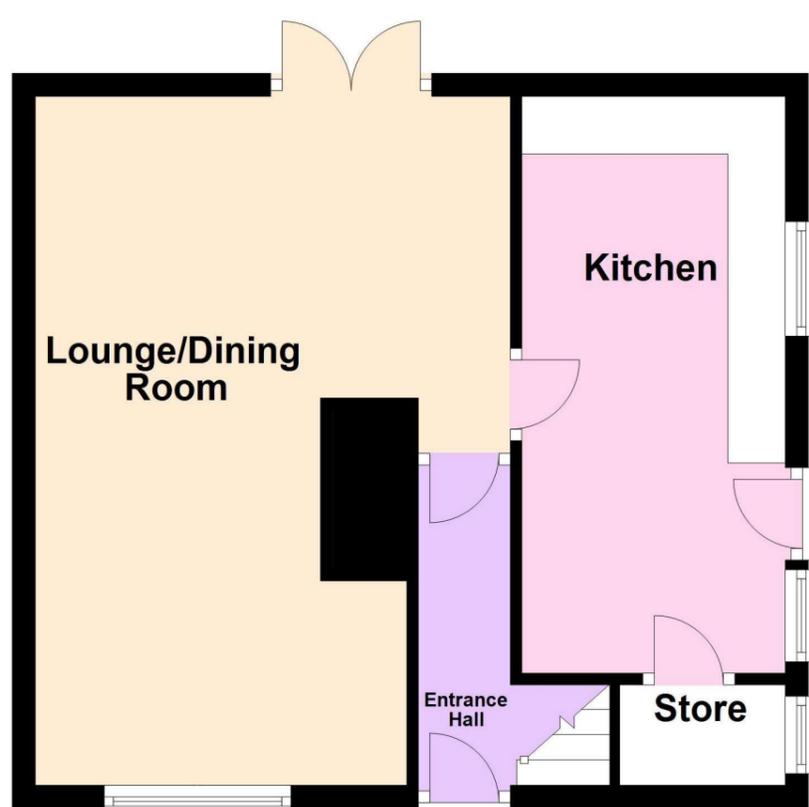


- Three bedroom semi detached
- Driveway
- Popular area
- Well placed for amenities
- Ideally located for M18/M1 motorway network
- May suite investor or first time buyer
- Call Lincoln Ralph today!

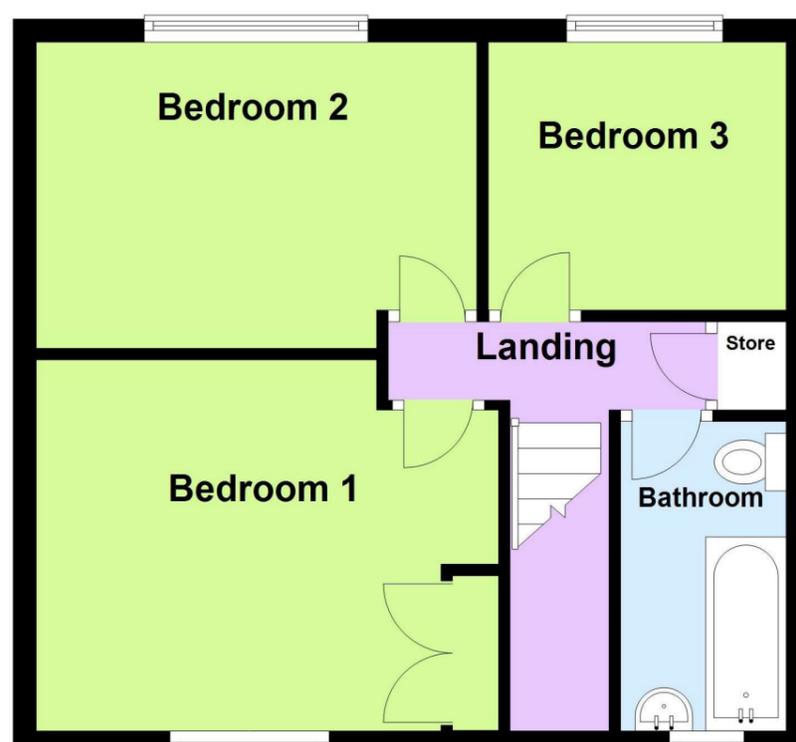
### Disclaimer

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



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