

Freehold

Asking Price: £250,000

Elton Lane, Sunnyside, Rotherham,
South Yorkshire, S66



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JUST ONE LOOK AND YOU'LL BE SOLD! PRIME LOCATION! PERFECT FOR A RANGE OF AMENITIES! MASTER BEDROOM WITH DRESSING ROOM & EN-SUITE!

A four bedroom, three storey middle town house that enjoys a position on the very popular Woodlathes Village development. The home is perfectly placed to access a range of local conveniences that include well regarded schools along with the M18/M1 motorway network. The well presented accommodation briefly comprises an entrance hallway, ground floor WC, fitted kitchen and a lounge. To the first floor is a landing, three bedrooms and a family bathroom. To the second floor is a master bedroom with dressing room and en-suite shower room. Outside, off road parking is provided by a driveway and garage. In addition there are gardens to the front and rear. Viewing is recommended! Call Lincoln Ralph today to arrange your viewing!

Entrance Hallway Front facing double glazed entrance door, wood effect laminate flooring, downlights to the ceiling and a radiator. Stairs rise to the first floor landing and doors open to the kitchen, lounge and WC.

Kitchen 3.85 x 2.44. (The first measurement is the maximum measurement) 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, space for fridge freezer and integrated dishwasher. Having tiling to splashback height and to the floor, downlights to the ceiling and a radiator. A cupboard houses the central heating boiler and there is a front facing UPVC double glazed window.

WC Fitted with a white low flush low flush WC, wash hand basin with tiling to splashback height, extractor fan and tiling to the floor.

Lounge 5.01 x 4.53. (The latter measurement reduces to 3.55) Having wood effect laminate flooring, downlights to the ceiling and a radiator, In addition there is a useful under stairs storage cupboard along with a rear facing YUPVC double glazed bay window and French doors.

First Floor Landing Stairs rise to the second floor landing and doors open to the first floor bedrooms and bathroom.

Bedroom 2 3.79 x 2.53. (The first measurement is taken to the fitted wardrobe) Having a range of fitted wardrobes, front facing UPVC double glazed window and a radiator.

Bedroom 3 3.0 x 2.53. (The first measurement is taken to the fitted wardrobe) Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

Bedroom 4 2.61 x 1.92. Front facing UPVC double glazed window and a radiator.

Bathroom 1.91 x 1.73. Fitted with a white suite comprising a panelled bath, vanity wash hand basin and a low flush WC. Having tiling to splashback height, downlights to the ceiling, shaver point, radiator and a rear facing UPVC double glazed window.

Second Floor Landing A door opens to the master bedroom.

Master Bedroom 4.94 x 3.52. (The latter measurement increases to 3.94) A spacious room that is fitted with a range of wardrobes and has a front facing UPVC dormer window and a radiator. A door opens to the en-suite shower room.

En-Suite Shower Room 1.91 x 1.68. Fitted with a white suite comprising a shower enclosure, vanity wash hand basin and a low flush WC. Having tiling to splashback height, laminate flooring, shaver point, double glazed skylight and a heated chrome towel rail.

Outside To the front is a lawned garden with a flagstone pathway leading to the front door. At the rear is an enclosed garden that has a flagged and pebbled seating area with steps rising to lawn with steps rising to a further flagged patio. Off road parking is provided to one side of the property by way of a driveway and garage.

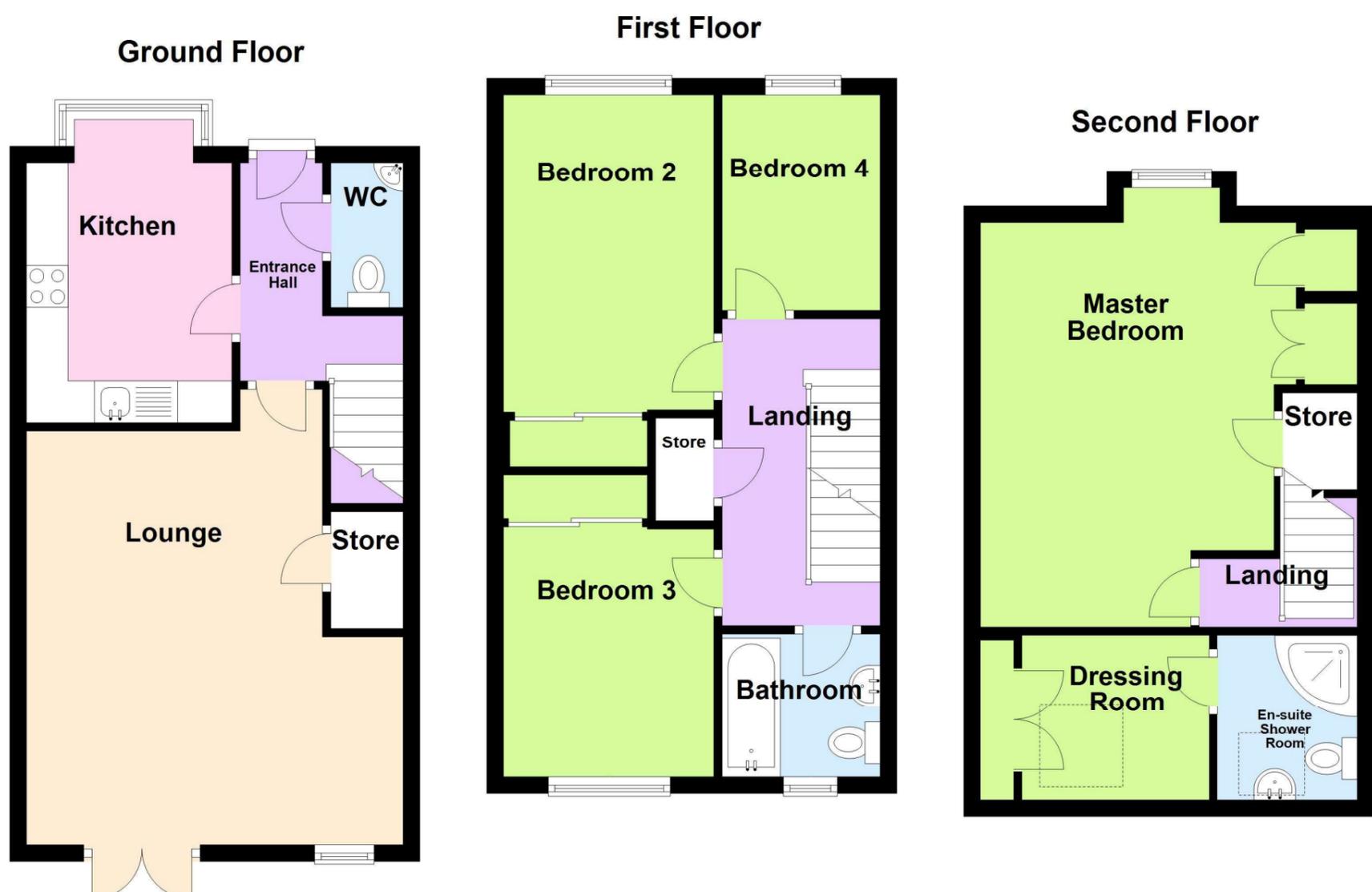
Garage Up and over door, power and lighting.



- Four Bedroom, three storey town house
- Sought after location
- Driveway and garage
- Master bedroom with en-suite
- Front & rear gardens
- Well placed for a range of conveniences
- Short drive from M18/M1
- Viewing is highly 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.



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