



LINCOLN RALPH



# Clifton Grove, Rotherham, South Yorkshire, S65

## OODLES OF SPACE AND POTENTIAL ARE ON OFFER FROM THIS MIDDLE TERRACE PROPERTY WITH FRONT AND REAR ELEVATIONS IN STONE.

Front and rear elevations in stone make this three bedroom middle terrace property stand out from the crowd. The home offers a wealth of potential and boast spacious accommodation along with generous rear gardens. The dwelling is perfectly positioned to access a range of local conveniences including Clifton Park and Rotherham town centre. The accommodation briefly comprises an entrance lobby, bay windowed lounge, dining room and a kitchen. To the first floor is a landing, two double bedrooms and a shower room. To the second floor is a further double bedroom. Outside, there is a small forecourt and to the rear is a generous, attractive garden that is mainly laid to lawn. Avoid disappointment and call Lincoln Ralph today!

**Entrance Lobby** Front facing UPVC entrance door. A door opens to the lounge.

**Lounge** 4.24 x 4.09. Front facing UPVC double glazed bay window and a radiator. A door opens to the lobby.

**Lobby** Stairs rise to the first floor landing and a door opens to the dining room.

**Dining Room** 4.18 x 3.67. (The latter measurement increases to 4.72) Having a fire surround with a hearth and back. Rear facing UPVC double glazed window, wood effect laminate flooring and a radiator. There is access to the cellar that has light power. A doorway opens to the kitchen.

**Kitchen** 2.47 x 2.14. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. Having space for a cooker, plumbing for washing machine and space for a fridge. There is a wall mounted central heating boiler, rear facing UPVC double glazed window and a UPVC double glazed entrance door.

**Landing** Stairs rise to the second floor landing and doors open to the first floor bedrooms and shower room.

**Bedroom 1** 4.07 x 4.06. Front facing UPVC double glazed window and a radiator. A door opens to a walk in wardrobe.

**Walk In Wardrobe** 1.90 x 1.30.

**Bedroom 2** 3.84 x 2.73. Having a built in cupboard, two rear facing UPVC double glazed windows and a radiator.

**Shower Room** 2.73 x 1.46. (The first measurement is the maximum measurement) Fitted with a shower cubicle, low flush WC and a wash hand basin. Having tiling to the walls, rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 4.27 x 3.96. (The latter measurement increases to 5.29) Double glazed skylight and a radiator.

**Outside** To the front is a small forecourt and a passageway leads down one side of the property giving access to the rear. At the rear is a generous and well appointed garden that enjoys a block paved patio, extensive lawn with shrub border.

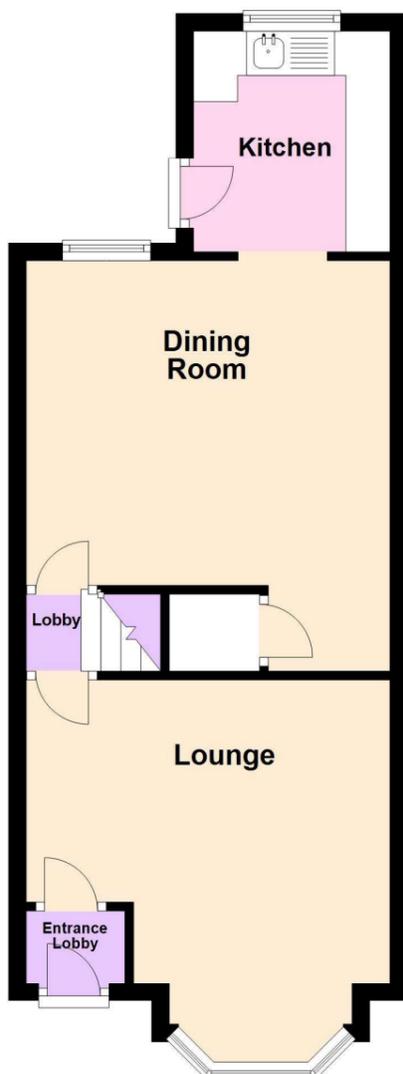


- Three bedroom middle terrace
- Front and rear elevations in stone
- Boasting two reception rooms
- Generous rear garden
- Convenient location
- Spacious accommodation
- Stacks of potential
- Viewing is recommended!

### 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.

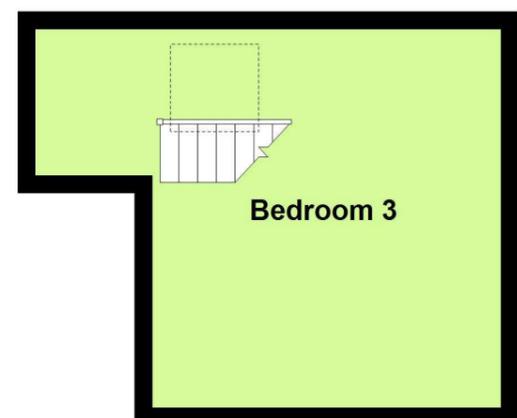
### Ground Floor



### First Floor



### Second Floor



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