

Freehold
Asking Price: £180,000

Warren Mount, Rotherham, South
Yorkshire, S61



LINCOLN RALPH



Tel: 01709 278978 Email: info@lincolnralph.com www.lincolnralph.com

Warren Mount, Rotherham, South Yorkshire, S61

LARGE EXTENDED HOME, FABULOUS GARDENS, GREAT LOCATION, PLENTY OF POTENTIAL, NO CHAIN!

Within this sought after cul de sac and set within extensive rear gardens with sunny westerly aspect a large three/four bedroom extended semi detached home which offers considerable potential in such a convenient location. Including gas central heating, double glazing and off road driveway to the front the house has large rear lawned gardens with a variety of garden buildings. Ground floor of porch, lounge/diner, extended kitchen and sun room along with cloakroom/wc and converted garage offering a potential fourth bedroom. There are three first floor double bedrooms and bathroom with separate wc. Within easy reach of Rotherham, Sheffield, Meadowhall and the M1 motorway making this an ideally placed family home. NO UPWARD CHAIN!

Entrance Porch With double glazed front door.

Lounge/Dining Room 6.57 x 3.95. (Measurements excluding bay)

With front bay window and focal stone fireplace with gas fire (not tested), stairs rising to the first floor and patio doors leading to the sun room.

Sun Room 3.41 x 2.79. With full height windows and double glazed rear door.

Breakfast Kitchen 6.20 x 2.75. An extended kitchen with a range of units with work surfaces, stainless steel sink with mixer tap and tiling to the sink and work surface area. Plumbing for washer and dishwasher, rear window, fitted breakfast table and two shelved store cupboards.

Inner Lobby With tiled floor.

Cloakroom/WC 1.47 x 0.90. With wc and wash basin, fully tiled floor and walls.

Bedroom Four 4.13 x 2.44. Formerly the integral garage and potentially suited to a variety of uses. Front window.

First Floor Landing With access to the loft.

Bedroom One 3.25 x 3.24. With front window and wardrobes.

Bedroom Two 3.17 x 3.04. (Maximum measurements)

With front window and wardrobe.

Bedroom Three 2.79 x 2.73. With patio doors leading to the extension roof, wardrobes and cupboard housing the gas boiler.

Bathroom 2.57 x 1.73. With wash basin with vanity unit beneath, bath with mixer shower and shower enclosure with electric shower. Rear window, extractor fan and fully tiled floor and walls.

Separate WC 1.68 x 0.95. With rear window and fully tiled floor and walls.

Outside Block paved off road parking to the front with attractive shrub/conifer bed. Side gated pathway with garden shed, outside tap and shrub/conifer bed. Extensive rear lawned gardens with shrubs, patio area, second outside tap and outside power. There are a variety of garden buildings including potting shed and stone summerhouse both having light and power.

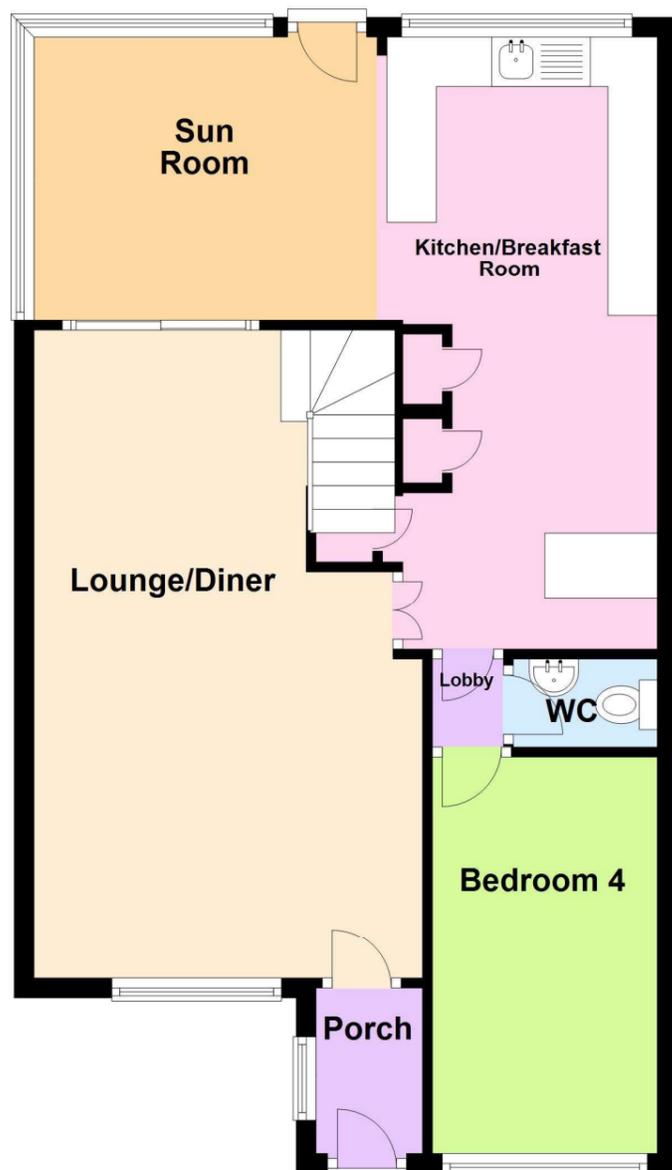


- Extended semi detached home
- Cul de sac location
- Fabulous rear gardens
- Front driveway
- Central heating and double glazing
- Three/four bedrooms
- NO CHAIN

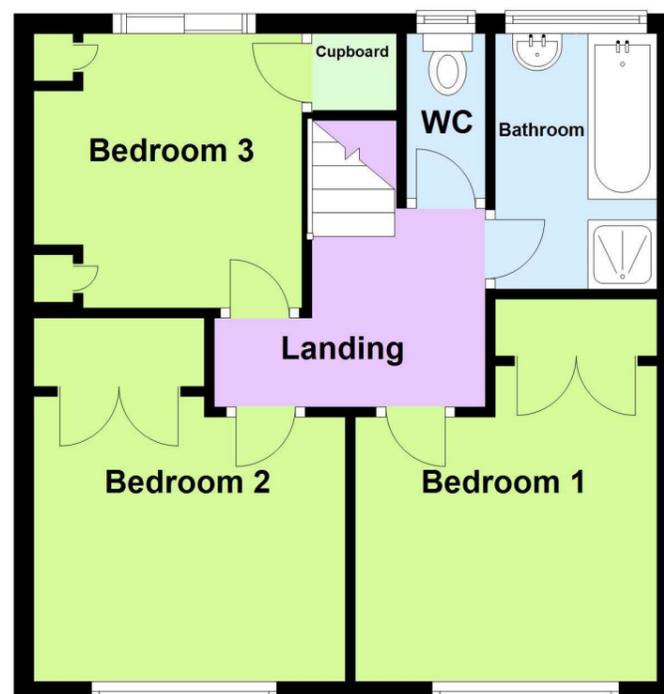
Disclaimer

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.