

Freehold
Asking Price: £140,000

Goodwin Road, Rotherham, South
Yorkshire, S61



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IMMACULATE THREE BEDROOM TOWN HOUSE! GENEROUS PROPORTIONS, OFF ROAD PARKING AND ATTRACTIVE LOW MAINTENANCE GARDENS. VIEWING IS ESSENTIAL!

Offering accommodation of generous proportion is this immaculately presented three bedroom middle town house. The home is offered for sale with ample off road parking along with a beautifully appointed, low maintenance rear garden. The residence would ideally suit first timers, the growing family or investors alike and is perfectly placed to access a range of amenities. The property briefly comprises an entrance hallway, well presented lounge, fitted dining kitchen and a ground floor WC. To the first floor is a landing, three bedrooms and a shower room. Viewing is essential! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing UPVC double glazed entrance door, side facing UPVC double glazed window and a radiator. There is coving to the ceiling along with stairs rising to the first floor landing. Doors open to the lounge, kitchen and WC.

Lounge 4.83 x 3.14. A well presented room with a feature fire surround having a marble effect hearth and back incorporating a living flame gas fire. Having coving to the ceiling, front facing UPVC double glazed window and a radiator.

WC 2.05 x 0.86. Fitted with a white low flush WC and a wash hand basin. There is tiling to the walls and floor along with a side facing UPVC double glazed window.

Kitchen Diner 4.25 x 3.09. (The latter measurement reduces to 3.09) Fitted with a range of wall mounted and base level units in a grey high gloss finish with work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring ceramic hob with extractor hood over, built in microwave and electric fan oven, integrated fridge freezer along with plumbing for a washing machine. Having splashback panels, tiling to the floor, pantry cupboard, rear facing UPVC double glazed window, radiator and a rear facing UPVC double glazed entrance door.

Landing Having loft access and doors open to the bedrooms and bathroom.

Bedroom 1 3.95 x 3.13. Having a built in wardrobe, coving to the ceiling, wood effect laminate flooring along with a front facing UPVC double glazed window and a radiator.

Bedroom 2 3.15 x 3.15. Having coving to the ceiling, wood effect laminate flooring and a radiator along with a rear facing single glazed UPVC window.

Bedroom 3 3.17 x 2.86. Having two front facing UPVC double glazed windows, coving to the ceiling, wood effect laminate flooring and a built in wardrobe.

Shower Room 1.98 x 1.67. An attractively appointed room that is fitted with a white suite comprising a shower enclosure with monsoon shower head, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside To the front ample off road parking is provided by a driveway. To the rear is a beautifully appointed, low maintenance garden that enjoys a flagged seating area along with an artificial lawn. There are two useful storage sheds, one of which has power and lighting.

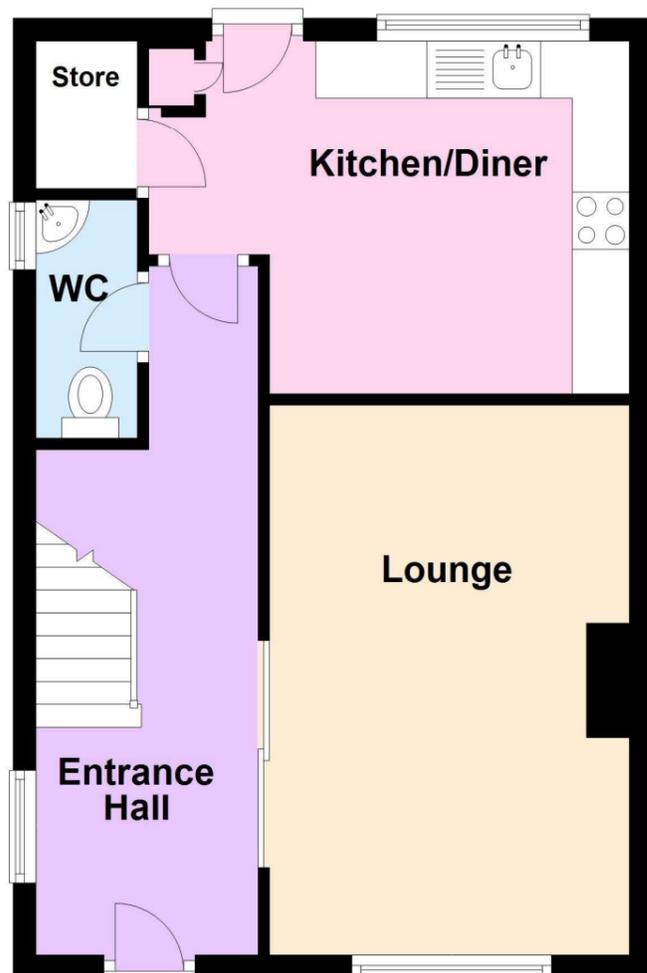


- Three bedroom middle town house
- Generously proportioned
- Immaculately presented
- Ground floor WC
- Off road parking
- Beautifully appointed gardens
- Well placed for amenities
- Viewing is essential!

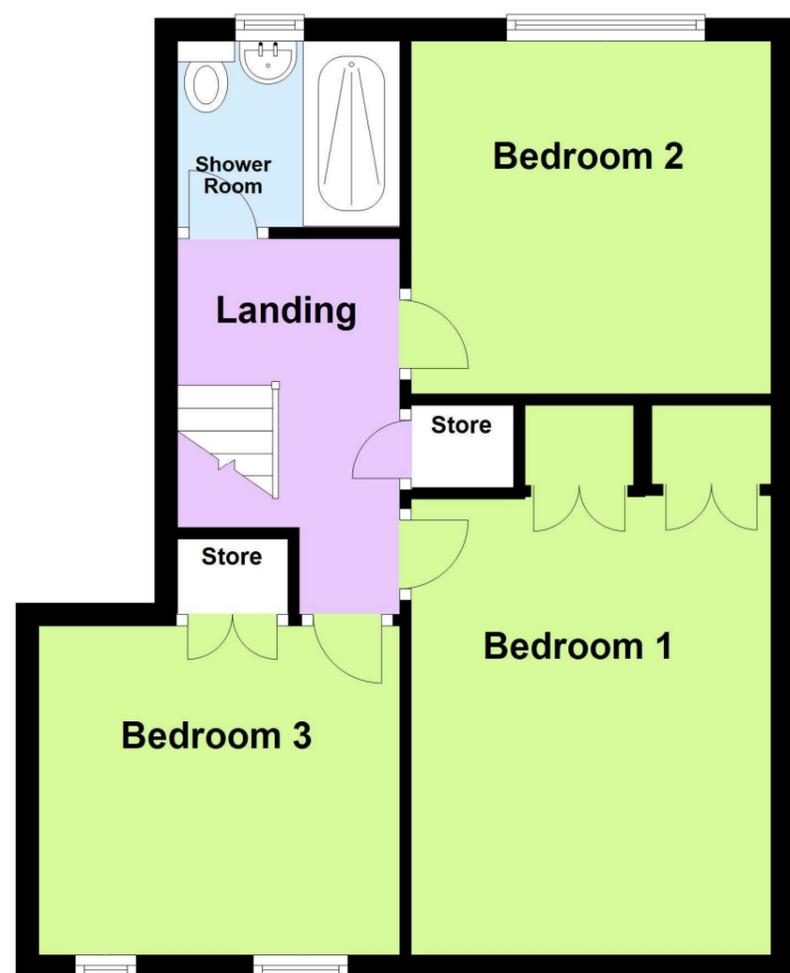
Disclaimer

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. 87.5 sq. metres (941.7 sq. feet)

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