

Asking Price: £150,000
Freehold

Fraser Road, Rotherham, South
Yorkshire, S60



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SENSIBLY PRICED FAMILY HOME, OFF ROAD PARKING AND SHARED DRIVE, GOOD SIZE REAR GARDENS, FURTHER POTENTIAL, NO UPWARD CHAIN!

First time buyers and families take note! Offering sensibly priced accommodation within this popular and convenient location a three bedroom extended semi detached home including central heating and double glazing, shared drive with garage, further off road parking to the front and large enclosed garden to the rear. Comprising entrance hall, open plan lounge and dining rooms and extended kitchen to the ground floor and three bedrooms and bathroom to the first floor. Ideally placed close to Rotherham town centre, the M1 motorway and Sheffield parkway and offered with no chain to allow a quick move in

Entrance Hall With UPVC front door, laminate floor, understairs store area, stairs rising to the first floor.

Lounge 3.74 x 3.17. (Measurements excluding bay)

With front bay window, laminate floor and focal fire surround with open flame gas fire.

Dining Room 3.53 x 3.13. Open plan to the lounge and having laminate floor and patio doors to the rear.

Extended Kitchen 5.23 x 1.74. With a range of light wood units with roll edge worktops, stainless steel sink unit with mixer tap and tiling to the sink and work surface area. Side and rear windows, double glazed rear door, tiled effect laminate floor, integrated fridge freezer, breakfast bar, concealed combination gas boiler and plumbing for washer. Cooking appliances of gas hob with extractor and electric oven.

First Floor Landing With side window and access to the loft.

Bedroom One 3.75 x 3.19. (Measurements excluding bay)

With front bay window and laminate floor.

Bedroom Two 3.51 x 3.22. With rear window and laminate floor.

Bedroom Three 2.16 x 2.72. With front window and laminate floor.

Bathroom 2.54 x 1.61. With white suite comprising of wc, wash basin and bath with mixer tap. Side window, towel rail/radiator, fully tiled floor and walls.

Outside To the rear of the property is a blocked paved patio area, outside tap and lower level enclosed gardens with conifers. To the front is a blocked paved parking area in front of the house and adjacent shared driveway which leads to the rear and a detached sectional garage.

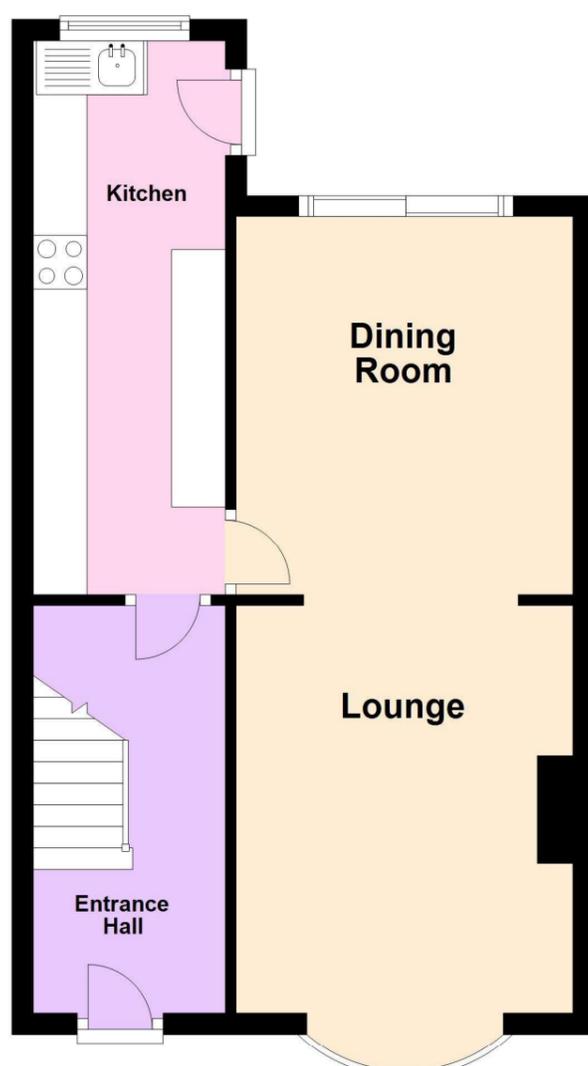


- Extended semi detached home
- Central heating and double glazing
- Three bedrooms
- Shared drive and garage
- Further off road parking to the front
- Rear garden and patio
- No chain

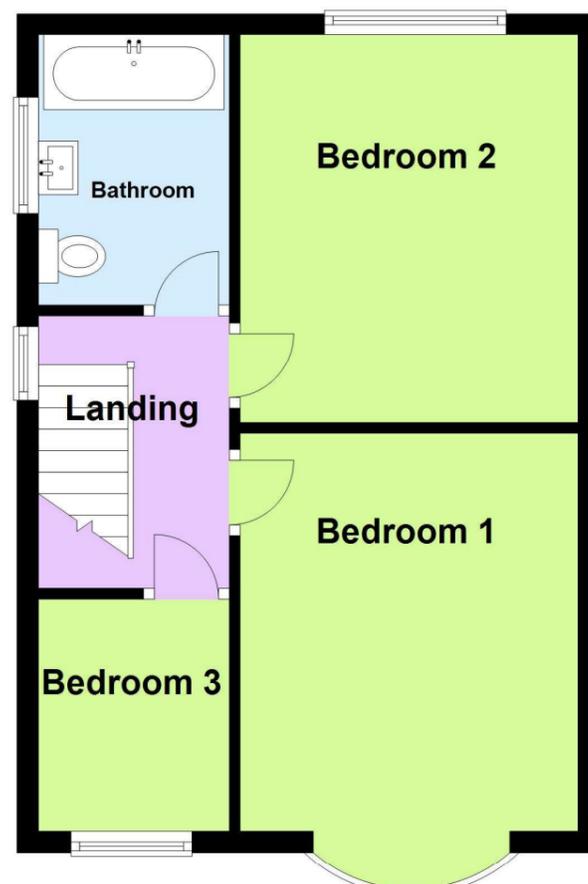
Disclaimer

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



Total area: approx. 77.3 sq. metres (832.1 sq. feet)

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