

Freehold

Asking Price: £290,000

Grange Road, Rotherham, South
Yorkshire, S60



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SUBSTANTIALLY EXTENDED THREE BEDROOM HOME! SOUGHT AFTER LOCATION! DOUBLE GARAGE/CAR PORT AND MUCH MORE!

An internal inspection is highly recommended to fully appreciate the generous size of accommodation on offer from this significantly extended three bedroom semi detached home. The property is located within this ever sought after area and is perfectly placed to access a range of amenities including the M1 motorway network and Rotherham General Hospital. The accommodation briefly comprises an entrance hallway, lounge/diner, large family room, conservatory and a fitted kitchen. To the first floor is a landing with access to a useful loft space, three bedrooms and a bathroom. Outside, ample off road parking is provided by way of a block paved driveway with gated access to a car port and double garage. The rear garden is mainly laid to lawn. Don't miss out! Call Lincoln Ralph today!

Entrance Hall Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

Lounge/Diner 7.55 x 3.63. (The latter measurement reduces to 3.01) A well presented room with a feature chimney breast and recess with a slate hearth incorporates a multi fuel burner. Having coving to the ceiling, front facing UPVC double glazed bow window, two radiators, rear facing UPVC double glazed bay window and UPVC door opens to the family room.

Family Room 7.38 x 4.76. A large family room that is perfect for entertaining and is flooded with natural light via three side facing UPVC double glazed windows. Having three radiators along with rear facing UPVC double glazed French doors that open to the conservatory.

Conservatory 3.61 x 3.37. Having side and rear facing UPVC double glazed windows and rear facing UPVC double glazed French doors.

Kitchen 3.12 x 2.66. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is an integrated four ring ceramic hob and electric oven with extractor hood over, along with space for a fridge freezer. Having tiling to the walls, rear facing UPVC double glazed window and a cupboard houses the plumbing for a washing machine and tumble dryer. A UPVC double glazed entrance door opens to one side of the property.

Landing Having a side facing UPVC double glazed window along with access to the loft. Doors open to the bedrooms and bathroom.

Bedroom 1 4.0 x 3.65. (Maximum measurements) Having a range of fitted mirror fronted wardrobes, front facing UPVC double glazed bow window and a radiator.

Bedroom 2 3.74 x 3.51. (Maximum measurements) Having a range of mirror fronted fitted wardrobes, rear facing UPVC double glazed bay window and a radiator.

Bedroom 3 2.12 x 1.88. Front facing UPVC double glazed window and a radiator.

Bathroom 2.24 x 1.76. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, wash hand basin and a low flush WC. Having tiling to the walls, two rear facing UPVC double glazed windows and a designer radiator.

Loft 4.08 x 3.37. Having a useful storage recess and a double glazed skylight.

Outside The property is placed within this sought after area and enjoys ample off road parking by way of a block paved driveway with gated access to a car port that leads down one side of the property and in turn gives access to a double garage. The rear garden is enclosed and has a flagged patio overlooking a lawn.

Double Garage Two up and over doors, power and lighting.



- Three bedroom semi detached home
- Substantially extended!
- Sought after location
- Conservatory
- Driveway & car port
- Double garage
- Well presented
- Ideally located for amenities
- 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.



Total area: approx. 141.6 sq. metres (1524.4 sq. feet)

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