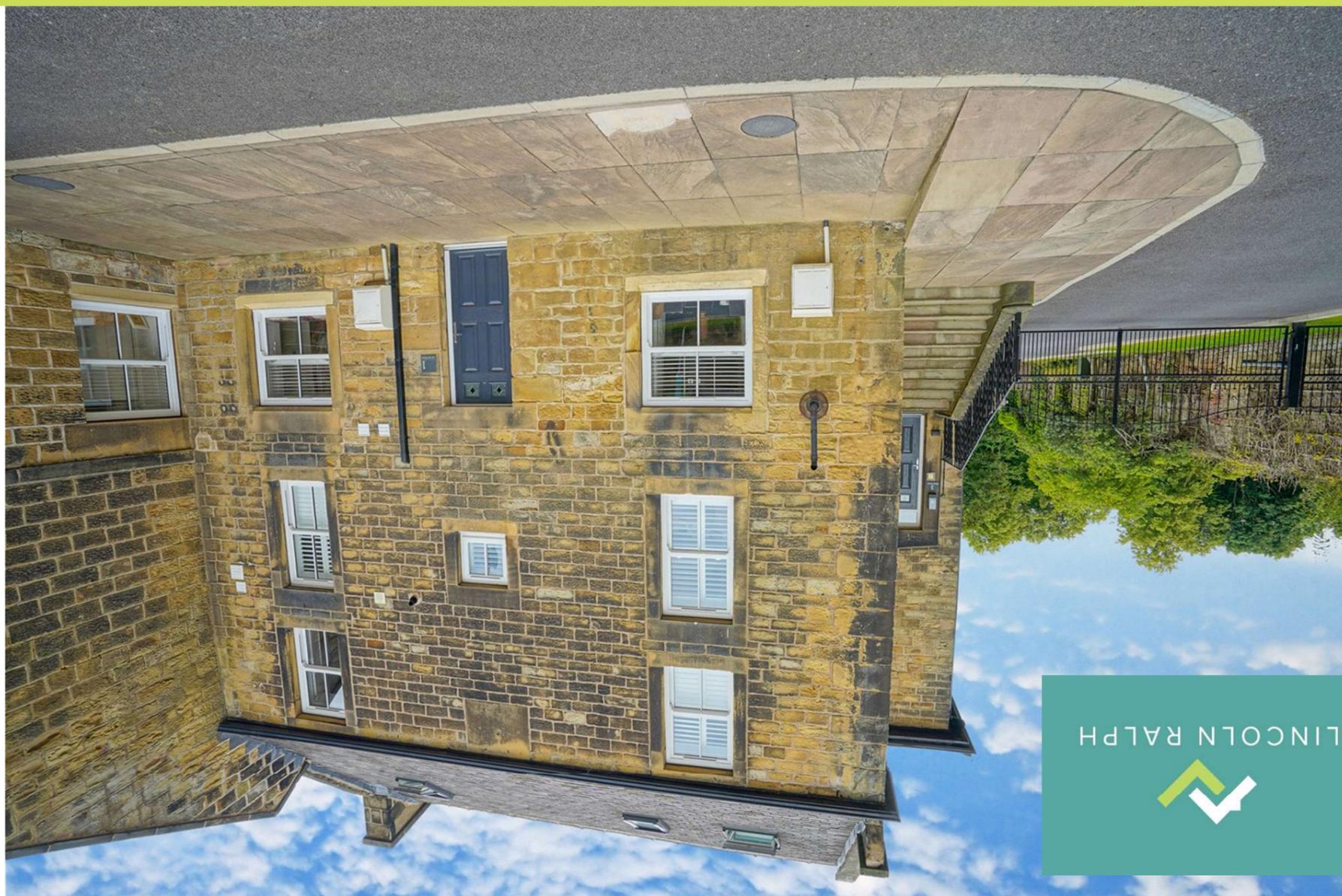


Leasehold

Asking Price: £220,000

Manor House, 181 Doncaster Road,  
Rotherham, South Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Manor House, 181 Doncaster Road, Rotherham, South Yorkshire, S65

## CHARACTER & STYLE ABOUND WITHIN THIS BEAUTIFUL GROUND FLOOR APARTMENT SET WITHIN THE CONVERSION OF THIS HISTORIC MANOR HOUSE

This spacious ground floor apartment set within the conversion of this historic manor house oozes character and offers exceptional standards within. The dwelling resides in a sought after position and would offer great access to a range of local amenities including Thrybergh Country Park and Rotherham Golf Club. The accommodation briefly comprises an entrance hallway, lounge/dining room, fitted kitchen, master bedroom with en-suite shower room, bedroom two and a main bathroom. Externally, the property has the benefit of two allocated parking spaces along with access to pleasant landscaped communal gardens. Viewing is essential to fully appreciate the quality of accommodation on offer! Call Lincoln Ralph today!

**Entrance Hall** Front facing composite entrance door, laminate flooring, downlights to the ceiling along with a front facing UPVC double glazed sash window.

**Note** There is a right of way onto the golf course and residents can join the golf club as a house member for £120 a year and can then use the bar and restaurant and sit outside the club house.

**Lounge/Dining Room** 6.12 x 4.08. (The latter measurement reduces to 3.68) A beautifully appointed room with downlights to the ceiling, laminate flooring and a front facing UPVC double glazed sash window. A cupboard houses the central heating boiler and a door opens to the kitchen

**Kitchen** Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl sink with mixer tap. There is a four ring ceramic hob with extractor hood over, built in electric oven, integrated dishwasher, fridge and freezer along with plumbing for a washing machine. Having a breakfast bar, side facing UPVC double glazed window and an extractor fan.

**Master Bedroom** 3.64 x 2.98. (The latter measurement increases to 5.09) Two rear facing UPVC double glazed windows and downlights to the ceiling, A door opens to the en-suite shower room.

**En-Suite Shower Room** 2.35 x 1.25. Fitted with a white suite comprising a shower enclosure with monsoon shower, vanity wash hand basin and a low flush WC. There is complimentary tiling to the walls and floor, downlights to the ceiling, extractor fan and a heated chrome towel rail.

**Bedroom 2** 5.22 x 2.36. Having downlights to the ceiling, front facing UPVC double glazed sash window and a rear facing UPVC double glazed window.

**Bathroom** 2.24 x 1.66. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling and a heated chrome towel rail.

**Outside** The dwelling has the benefit of two allocated parking spaces. The manor House is set within pleasant grounds with communal gardens being laid to lawn and having a variety of fruit trees.



- Two bedroom ground floor apartment.
- Exceptional standards within
- Master bedroom with en-suite
- Two allocated parking spaces
- Sought after development
- Great access to Thrybergh Country Park/Rotherham Golf Club
- Under floor heating

### 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



Total area: approx. 78.8 sq. metres (848.4 sq. feet)

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