

Asking Price: £270,000  
Freehold

Woodfoot Road, Rotherham, South  
Yorkshire, S60



LINCOLN RALPH



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# Woodfoot Road, Rotherham, South Yorkshire, S60

## THREE BEDROOM DETACHED BUNGALOW! SOUGHT AFTER LOCATION! CUL DE SAC POSITION! VIEWING IS A MUST! NO UPWARD CHAIN!

A pleasant three bedroom detached bungalow that enjoys a position within a cul de sac upon the sought after Duke Of Norfolk development. The home is perfectly placed to access a range of amenities including Rotherham General Hospital and the M1 motorway network. The accommodation briefly comprises an entrance hallway, lounge/diner, fitted kitchen, three bedrooms and a bathroom. Externally the property boasts well appointed gardens to the front and rear along with ample off road parking being provided by a driveway and garage. Viewing is highly recommended! Call Lincoln Ralph today!

**Entrance Hall** Front facing UPVC double glazed entrance door, wood effect laminate flooring and a storage cupboard. Doors open to the lounge, kitchen bedrooms and bathroom.

**Lounge/Diner** 6.15 x 3.91. (The latter measurement reduces to 3.66) The focal point of the room is the fire surround with marble effect hearth and back incorporating a coal effect electric fire. Having coving to the ceiling, front facing UPVC double glazed window, two side facing UPVC double glazed windows and two radiators.

**Kitchen** 3.64 x 2.69. (The latter measurement increases to 3.94) 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 with extractor hood over, built in electric oven and microwave, integrated washing machine along with space for a fridge freezer. Having tiling to splashback height and to the floor, breakfast bar, radiator, rear facing UPVC double glazed window and entrance door.

**Bedroom 1** 3.12 x 3.06. (The first measurement is taken to the wardrobes) Having a range of fitted wardrobes, rear facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.06 x 2.26. Front facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.43 x 2.19. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 3.07 x 1.91. Fitted with a cream suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Having tiling to the walls, airing cupboard, side facing UPVC double glazed window and a heated chrome towel rail.

**Outside** The property occupies a favourable position within a cul de sac and has a well-tended front garden that is mainly laid to lawn with a block paved pathway with gated access leading to the rear. The rear garden is well appointed and enclosed and is mainly laid to lawn with a flagged seating area. A gate opens to a block paved driveway that provides off road parking and in turn gives access to the single garage.

**Garage** Up and over door.



- Three bedroom detached bungalow
- Cul de sac position
- Sought after development
- Driveway and garage
- Front and rear gardens
- Well placed for amenities
- Viewing is recommended!
- No upward 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



Total area: approx. 73.1 sq. metres (786.9 sq. feet)

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