

Asking Price: £130,000  
Freehold

Cowper Drive, Rotherham, South  
Yorkshire, S65



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# Cowper Drive, Rotherham, South Yorkshire, S65

## GENEROUS CORNER PLOT! AMPLE OFF ROAD PARKING! CONVENIENT LOCATION & A STACKS OF POTENTIAL!

A two bedroom semi detached home that occupies a generous corner plot and offers a wealth of potential. The home is perfect for investors and first timers and is conveniently located to access a range of amenities. The accommodation briefly comprises an entrance lobby, lounge, kitchen diner, rear lobby, ground floor WC and a porch. To the first floor is a landing, two bedrooms and a bathroom. Outside, ample off road parking is provided by a driveway and there are garden areas to the front, side and rear. Viewing is highly recommended!

**Entrance Lobby** Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

**Lounge** 4.18 x 3.71. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator. A door opens to the kitchen.

**Kitchen/Diner** 4.23 x 2.41. A light and pleasant room that is 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 extendable mixer shower tap. There is space for a cooker, plumbing for washing machine and dishwasher along with space for a fridge freezer. Having a rear facing UPVC double glazed window and a doorway opens to the rear lobby.

**Rear Lobby** Having a side facing UPVC entrance door to the porch. Doors open to a useful storage cupboard and the ground floor WC.

**WC** Fitted with a white low flush WC and having a side facing single glazed window.

**Side Porch** Side and rear facing single glazed windows and an entrance door.

**Landing** Having loft access and doors opening to the bedrooms and bathroom.

**Bedroom 1** 5.14 x 2.77. (The first measurement is the maximum measurement) Two front facing UPVC double glazed windows and a radiator.

**Bedroom 2** 3.39 x 2.41. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 2.58 x 2.39. Fitted with a white suite comprising a corner bath with shower screen and shower over, low flush WC and a wash hand basin. Having aqua panelling to the walls, rear facing UPVC double glazed window and a cupboard that houses the central heating boiler.

**Outside** The property occupies a generous corner plot and has a well tended lawned garden to the front along with a driveway that provides ample off road parking. To one side there is garage standing space with an inspection pit that in turn opens to the rear garden that enjoys a flagged patio with steps descending to an enclosed lawn garden that has a variety of shrubs.

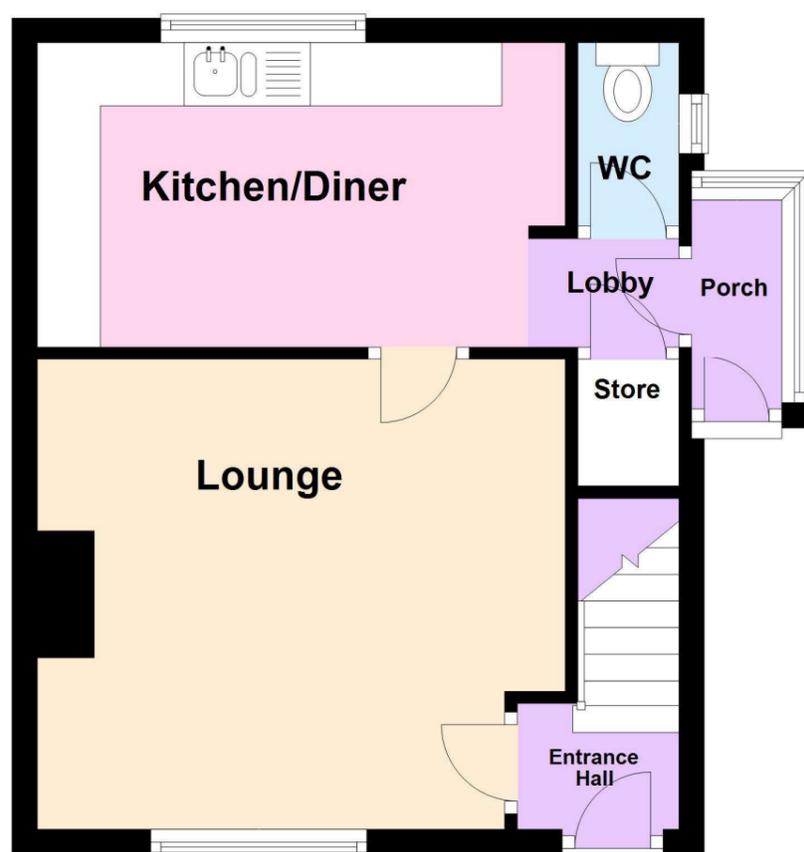


- Two bedroom semi detached home
- Generous corner plot
- Ample off road parking
- Gardens to front, side and rear
- Ideal for investors or first timers
- Stacks of potential
- Well placed for amenities
- Viewing is recommended!

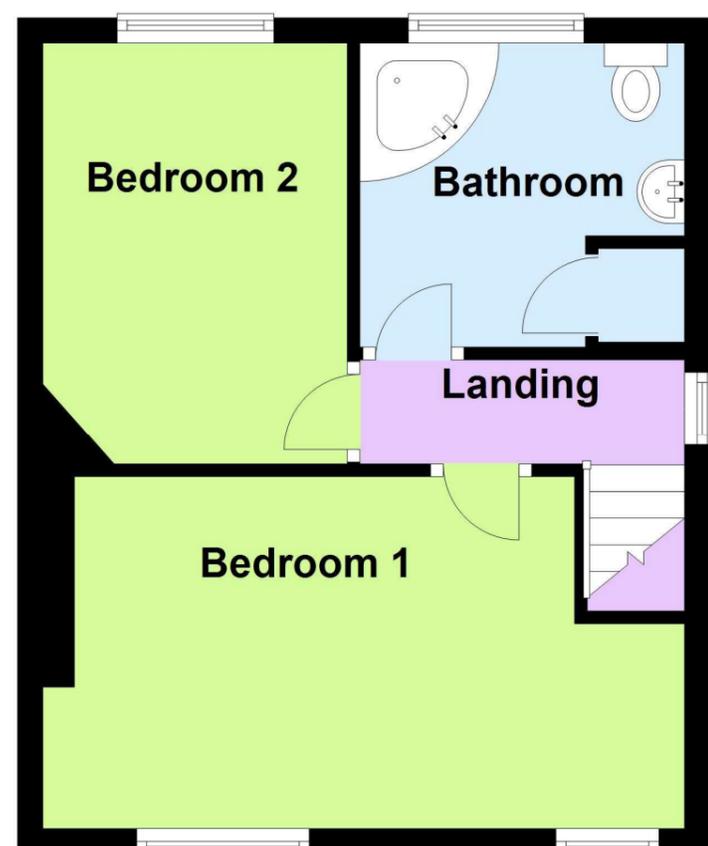
### Disclaimer

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.

## Ground Floor



## First Floor



Total area: approx. 65.1 sq. metres (700.7 sq. feet)

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