

Leasehold

Guide Price: £70,000 - £75,000

Lindum Terrace, Doncaster Road,
Rotherham, South Yorkshire, S65



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INVESTORS AND FIRST TIMERS TAKE NOTE! A CHARACTERFUL FIRST FLOOR APARTMENT IN A CONVENIENT, CENTRAL LOCATION!

A perfect opportunity for both investors and first timers to purchase this characterful two bedroom first floor apartment. The residence enjoys a convenient, central location providing great access to Rotherham town centre, Parkgate Retail Park, the popular Clifton Park along with transport links and more. The accommodation briefly comprises an entrance hallway, lounge, fitted kitchen/diner, two bedrooms and a bathroom. Outside, off road parking is provided to the rear within a communal car park and to the front is a well tended communal lawned garden. Viewing is highly recommended! Call Lincoln Ralph today!

Entrance Hall An entrance door opens to the communal areas. There is a radiator and doors open to the lounge, bedrooms and bathroom.

Lounge 4.65 x 3.28. Having a wall mounted gas fire and a central heating radiator. In addition there is a front facing UPVC French door style window. A doorway opens to the kitchen.

Kitchen/Diner 3.60 x 1.65. (The first measurement increases to 4.36 with the latter increasing to 3.27) Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven, plumbing for a washing machine along with space for a fridge freezer. Having tiling to splashback height, rear facing single glazed window, airing cupboard and a radiator.

Bedroom 1 3.67 x 3.34. Side and rear facing UPVC double glazed windows and a radiator.

Bedroom 2 3.03 x 2.93. Front facing UPVC double glazed window, radiator and a useful storage cupboard.

Bathroom 2.60 x 1.48. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a modern vanity wash hand basin. Having tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Outside Off road parking is provided to the rear within a communal car park. To the front is a well tended communal lawned garden with mature trees.

Note Residents form a limited company that takes care of the management of the building and communal areas. As a resident you own 1/9th of the freehold.



- Two bedroom first floor apartment
- Gas heating to radiators
- Off road parking
- Central location
- Perfectly placed for town centre
- Clifton Park nearby
- Ideal for investors & first timers
- 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.

Floor Plan



Total area: approx. 61.1 sq. metres (657.9 sq. feet)

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