

Freehold  
Asking Price: £180,000

Elmhirst Drive, Rotherham, South  
Yorkshire, S65



LINCOLN RALPH



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# Elmirst Drive, Rotherham, South Yorkshire, S65

## GREAT LOCATION! GENEROUS PLOT! STACKS OF POTENTIAL! PERFECT STARTER HOME! AMPLE PARKING AND GARAGE.

A two bedroom semi detached property that enjoys a position on this popular development that is well placed to access a range of conveniences. The dwelling would be perfect for first timers and boasts a wealth of potential. The residence briefly comprises an entrance hall, lounge, lean-to-conservatory and a fitted kitchen. To the first floor is a landing, two bedrooms and a bathroom. Externally the property occupies a generous plot with ample off road parking by way of a block paved driveway and garage. There are lawned gardens to both the front and rear. Avoid disappointment and call Lincoln Ralph today to arrange your viewing!

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

**Lounge** 7.20 x 2.94. (The latter measurement increases to 3.34) A spacious room with a front facing UPVC double glazed bay window. Having a feature fire surround with hearth and back incorporating an electric fire. There is coving to the ceiling, two radiators and rear facing double glazed sliding doors open to the lean-to-conservatory.

**Lean-To-Conservatory** Side and rear facing windows

**Kitchen** 2.36 x 2.27. (The first measurement increases to 3.53) Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap, space for a cooker with extractor hood over, space for fridge freezer along with tiling to the walls. Having a rear facing UPVC double glazed bay window, useful under stairs storage cupboard and a side facing UPVC double glazed entrance door.

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

**Bedroom 1** 4.28 x 2.68. Front facing UPVC double glazed bay window and a radiator. A cupboard houses the central heating boiler.

**Bedroom 2** 3.79 x 2.92. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 2.24 x 1.64. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having downlights to the ceiling, tiling to the walls and floor, airing cupboard and a rear facing UPVC double glazed window.

**Outside** The property occupies a generous plot with gated access to a block paved driveway that provides off road parking and leads to a single garage. The front garden is laid to lawn with mature shrub borders. At the rear is a block paved patio with a pergola standing over a shrubbery and ornamental pond. A yard opens to a lawned garden with a mixture of shrubs and mature fruit trees. In addition a greenhouse is included in the sale.

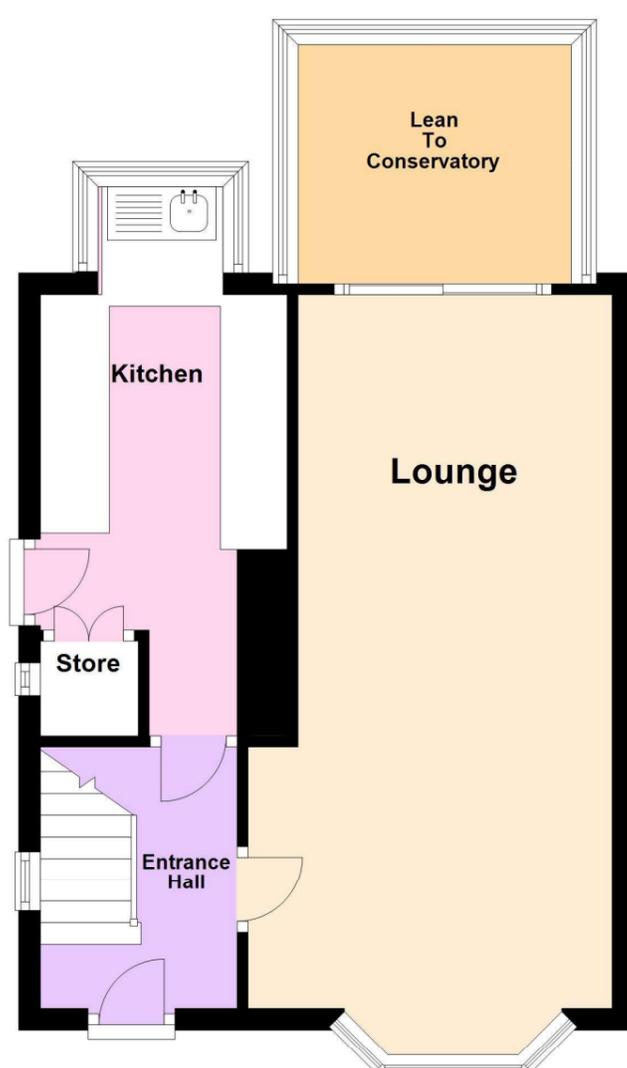


- Two bedroom semi detached
- Popular location
- Stacks of potential
- Driveway & garage
- Front & rear gardens
- Ideal for first timers
- Well placed for a range of amenities
- Viewing is recommended!

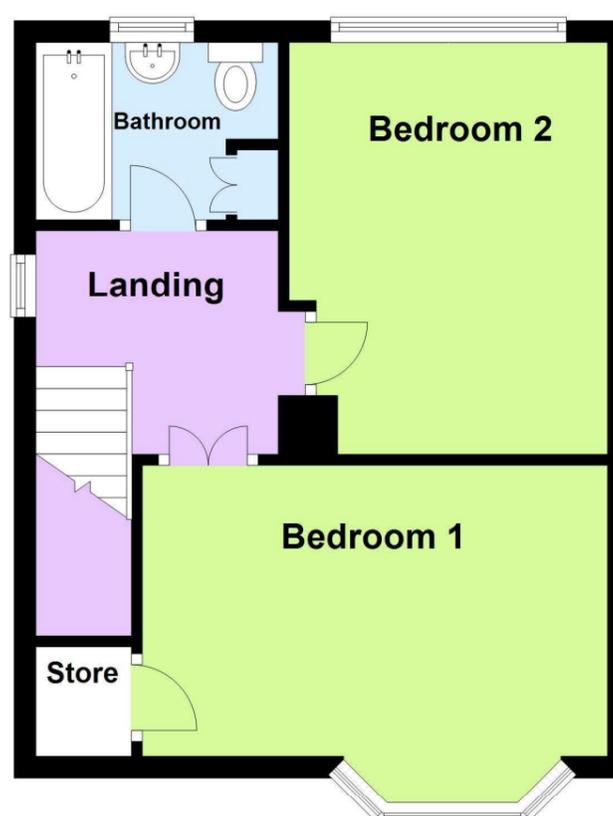
### Disclaimer

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. 76.4 sq. metres (822.1 sq. feet)

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