



LINCOLN RALPH



Redgrave Place, Flanderwell, Rotherham, South Yorkshire, S66

PERFECT STARTER HOME! CUL DE SAC POSITION! CONVENIENT LOCATION! GENEROUS PLOT! VIEWING RECOMMENDED!

A perfect starter home in this ever popular cul de sac location that offers great access to a range of amenities including shopping at The Tanyard and the M18/M1 motorway network. This one bedroom town house stands on a generous plot with off road parking being provided by a driveway. The additional space offers further potential for a garage or to extend and open up the existing garden. The accommodation briefly comprises a well presented lounge and a fitted kitchen. To the first floor is a landing, one bedroom and a bathroom. Viewing is highly recommended! Call Lincoln Ralph today!

Lounge 3.93 x 4.75. (The latter measurement reduces to 2.75) A well presented room with front and side facing UPVC double glazed windows and a radiator. The room opens to the kitchen and a spiral stair case rises to the first floor landing.

Kitchen 1.98 x 1.65. 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 with extractor hood over along with space for a fridge and plumbing for a washing machine. Having tiling to splashback height and a front facing UPVC double glazed window.

Landing Doors open to the bedroom and bathroom.

Bedroom 3.93 x 2.43. Having a front facing UPVC double glazed window, radiator and a built in wardrobe. A cupboard houses the central heating boiler.

Bathroom 2.18 x 1.63. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to the walls and floor, front facing UPVC double glazed window and a heated chrome towel rail.

Outside The property occupies a position within a cul de sac and has off road parking provided by a driveway to the front. The residence stands on a generous plot with an enclosed decked garden to the side and to the front is a good size lawned area that offers further potential for a garage or to extend and open up the side garden.

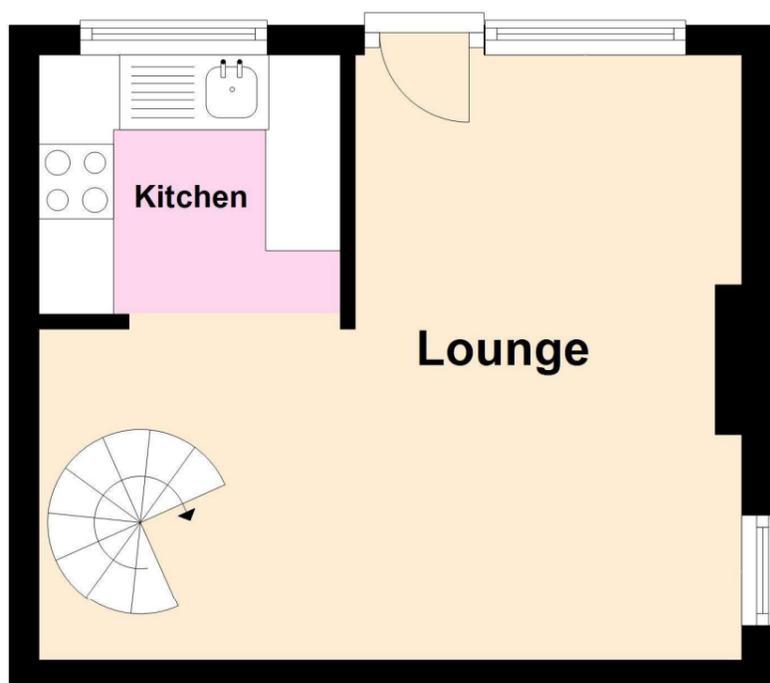


- One bedroom town house
- Well presented
- Generous plot
- Driveway
- Potential for a garage
- Cul de sac position
- Popular location
- Well placed for amenities
- Viewing is recommended!

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. 37.9 sq. metres (407.5 sq. feet)

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