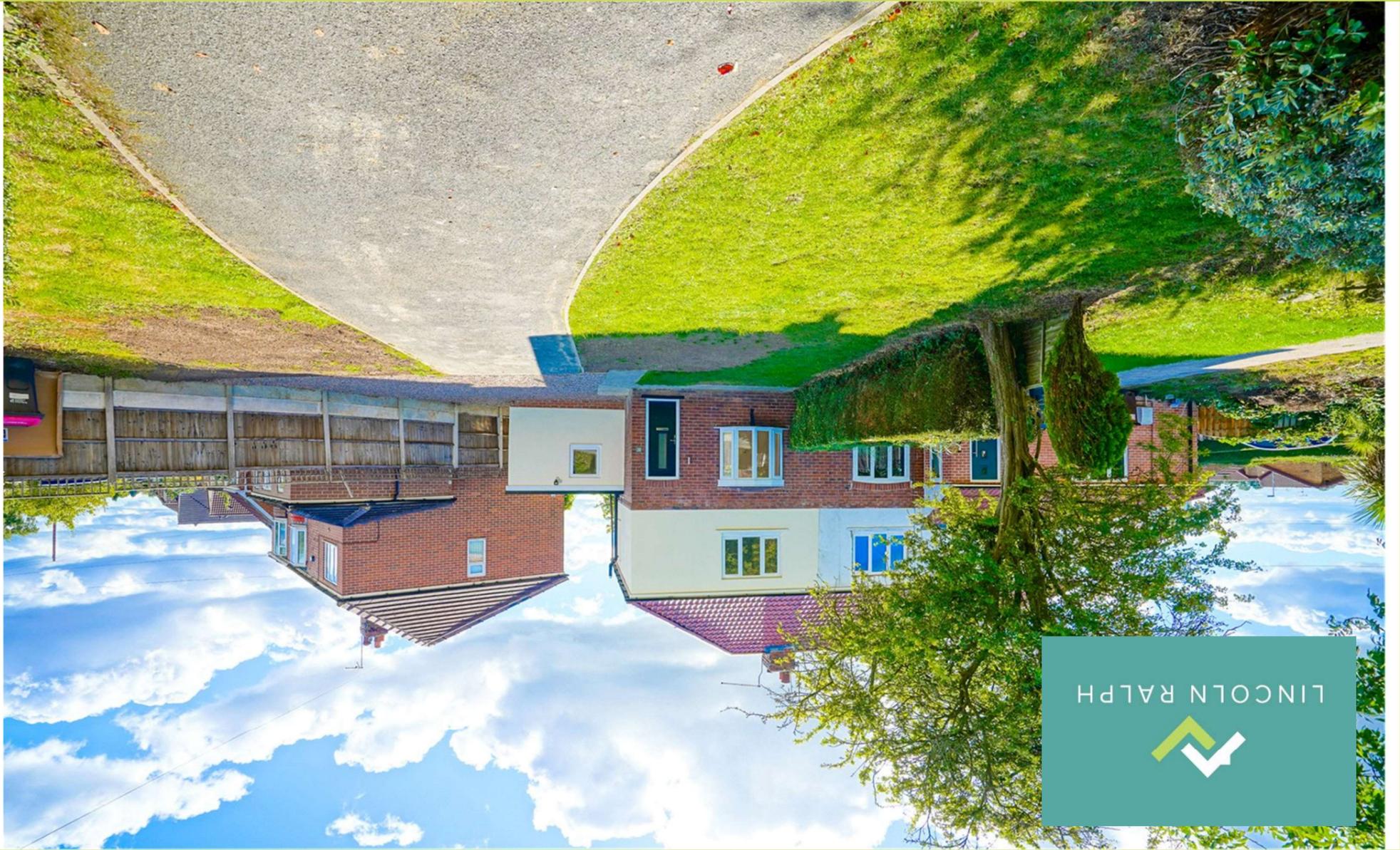


Freehold

Asking Price: £185,000

Poplar Grove, Ravenfield, Rotherham,
South Yorkshire, S65



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FIRST TIMERS TAKE NOTE! QUALITY LOCATION, TOTALLY REMODELLED THROUGHOUT, OPEN PLAN LIVING, CORNER PLOT AND SIDE EXTENSION.

Within this ever popular and sought after location a two bedroom extended semi detached house which has been totally remodelled throughout to create the perfect starter home. With an array of contemporary fittings this superb home includes central heating and double glazing, corner plot gardens with long drive and is extended to the side to create the added bonus of a utility room and downstairs wc. Entrance lobby, attractive lounge and fully fitted kitchen complete the ground floor accommodation with two bedrooms and lovely bathroom to the first floor. Close to amenities upon Braithwell Road and just a short drive to nearby Wickersley and the motorway network. An absolute must view with no onward chain!

Entrance Lobby With composite front door, laminate floor and stairs rising to the first floor.

Lounge (Measurements excluding bay)
With front bay window and laminate floor.

Dining Kitchen 4.53 x 2.51. Open plan to the lounge and with a contemporary range of fitted units in Gray with matching work surfaces and upstands, sink with mixer tap and island feature incorporating storage and breakfast bar. Under stairs alcove, laminate floor, double glazed French doors to the rear and appliances including electric hob with extractor, electric oven, integrated dishwasher and fridge freezer.

Utility Room 2.54 x 2.20. (Maximum measurements)
With front window, laminate floor, extractor fan and plumbing for washer.

Cloakroom/WC With wc, wash basin and laminate floor.

First Floor Landing With side window and access to the loft which houses the combination gas boiler.

Bedroom One 4.54 x 3.30. (Maximum measurements)
With front window.

Bedroom Two 2.92 x 2.35. With rear window.

Bathroom 2.10 x 1.95. With white suite comprising wc, wash basin with drawers beneath and bath with shower and screen. Rear window, floor and wall tiling, extractor fan, towel rail/radiator and shaver point.

Outside Corner plot gardens predominantly to the front with lawns, shrubs, conifer and apple trees. Large wrought iron gates precede a long tarmac drive which provides ample off road parking.

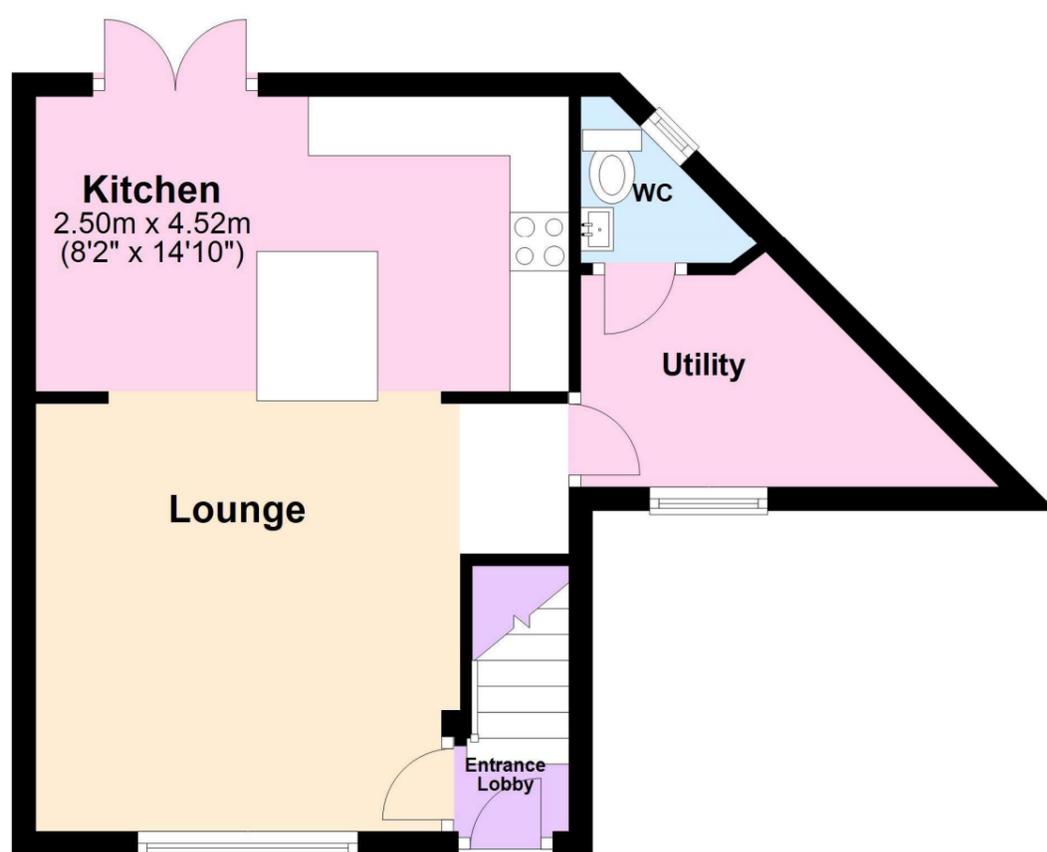


- Totally remodelled starter home
- Quality location
- Central heating and double glazing
- New carpets and flooring throughout
- Corner plot with long drive
- Fitted Kitchen with appliances
- Ground floor wc
- Two bedrooms
- No upward chain

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



First Floor



Total area: approx. 65.9 sq. metres (708.9 sq. feet)

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