

Freehold

Asking Price: £130,000

Heatons Bank, Rawmarsh,  
Rotherham, South Yorkshire, S62



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# Heatons Bank, Rawmarsh, Rotherham, South Yorkshire, S62

## ATTENTION FIRST TIME BUYERS! SPACIOUS TWO BEDROOM SEMI DETACHED, FORMERLY HAVING THREE BEDROOMS. LARGE GARAGE AND GENEROUS GARDENS!

This extended, two double bedroom, semi detached home has been extended to the rear to offer spacious ground floor accommodation. The home is conveniently placed to access a range of amenities and is within a short drive of Parkgate retail park and has the benefit of off road parking by way of a driveway and a large garage. The property briefly comprises an entrance lobby, lounge dining room and a fitted kitchen. To the first floor is a landing, two double bedrooms and a bathroom. Outside, there is a generous rear garden that is mainly laid to lawn. Viewing is recommended! Call Lincoln Ralph today to avoid disappointment.

**Entrance Lobby** Front facing UPVC double glazed entrance door, stairs rise to the first floor landing and doors open to the lounge and garage.

**Lounge** 3.98 x 3.74. A tiled recess to the chimney breast houses a log burner set to a tiled hearth. There is a front facing UPVC double glazed window and a radiator. A door opens to the dining room.

**Dining Room** 5.05 x 2.65. Having a useful under stairs storage cupboard, rear facing UPVC double glazed window and a radiator. The room opens to the kitchen.

**Kitchen** 3.72 x 2.94. A spacious kitchen that is fitted with a range of wall mounted and base level units with work surfaces incorporating a one and half bowl stainless steel sink unit with mixer tap. There is an integrated four ring gas hob with extractor hood over, built in electric oven, plumbing for a washing machine and space for a fridge freezer. Having tiling to splashback height, wood flooring, wall mounted central heating boiler, side and rear facing UPVC double glazed windows and a radiator. A UPVC double glazed entrance door gives access to the rear garden.

**Landing** Side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

**Bedroom 1** 5.04 x 2.88. (The first measurement is the maximum measurement and reduces to 3.63) Front and side facing UPVC double glazed windows and a radiator.

**Bedroom 2** 3.60 x 2.53. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 2.69 x 2.44. A generous size room that is fitted with white suite comprising a shower enclosure, low flush WC and wash hand basin. Having aqua panelling to the walls, rear facing UPVC double glazed window and a radiator.

**Outside** To the front ample off road parking is provided by a patterned concrete and pebble driveway along with the garage. At the rear is a pleasant lawned garden with a block paved patio and a variety of mature shrubs. In addition there is a breeze block storage shed.

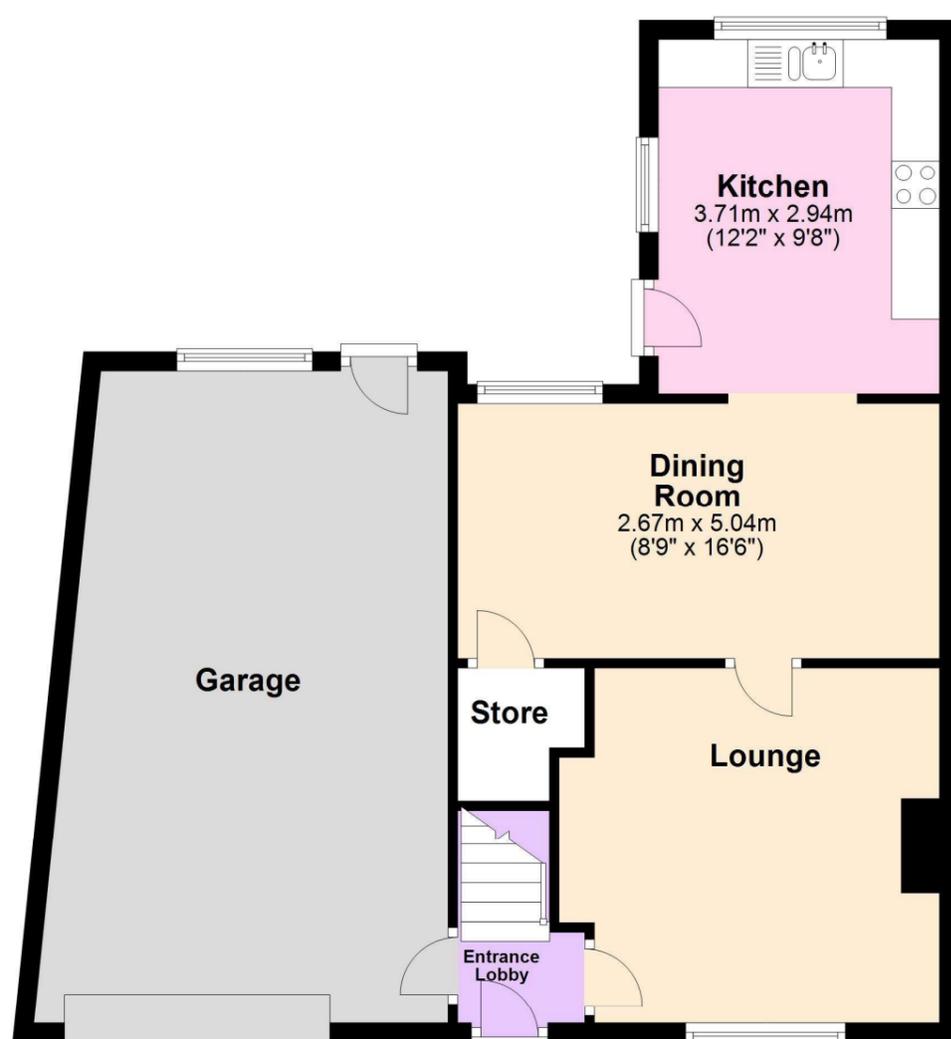


- Two double bedroom semi detached
- Rear extension
- Formerly having three bedrooms
- Driveway & large garage
- Generous rear garden
- Boasting two reception rooms
- Convenient location
- Viewing is recommended!

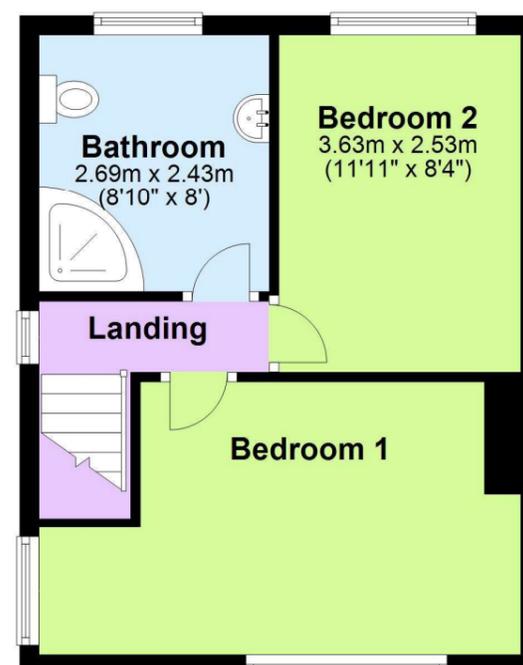
### Disclaimer

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. 104.8 sq. metres (1128.2 sq. feet)

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