

Freehold

Asking Price: £160,000

Lister Street, Rotherham, South  
Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Lister Street, Rotherham, South Yorkshire, S65

## ENDLESS POSSIBILITIES, HUGE PLOT, MASSIVE POTENTIAL, CONVENIENT LOCATION AND NO CHAIN!

An extremely rare opportunity to acquire this iconic former police house which offers generous size throughout and is set within extensive grounds just short of a quarter of an acre. The house is in need of general refurbishment and offers the potential to extend to create a large family home. With central heating and double glazing, three bedrooms and long and wide plot there is plenty of potential to both the interior and exterior. A driveway to the front provides off road parking and the location provides easy access to local shopping amenities, Clifton Park, Rotherham town centre and the M1 motorway. An absolute must view offered with no chain!

**Entrance Hall** With front entrance door, side window, meter cupboard and stairs rising to the first floor.

**Lounge** 5.13 x 3.72. (Maximum measurements to bay)

With front bay window and wall mounted gas fire with back boiler providing for the central heating.

**Dining Room** 2.78 x 2.72. Open plan to the lounge and having patio doors opening to the rear.

**Kitchen** 3.10 x 2.58. With a range of fitted units with roll edge work surfaces, stainless steel sink with mixer tap, rear window and plumbing for washer. Expelair fan, four ring gas hob and electric oven.

**Lobby** Adjoining the kitchen.

**Store/Utility Room** 1.88 x 1.64. With rear window and a range of fitted units.

**Side Porch** With side entrance door, WC and workshop/store.

**Bedroom One** 4.45 x 3.72. (Maximum measurements to bay and through wardrobes)

With front bay window and wardrobes.

**Bedroom Two** 3.75 x 2.70. With rear window and sliding door wardrobes.

**Bedroom Three** 2.63 x 2.20. With front window and over stairs storage.

**Bathroom** 2.23 x 1.70. With wc, wash basin and bath with electric shower. Rear window.

**Outside** Extensive grounds to front side and rear extending to just short of a quarter of an acre. There is a gated entrance path and gated drive leading to the garage. Paved areas to side and rear and lawns, conifers and greenhouse at the rear.



- Huge potential
- Approaching quarter of an acre plot
- Large semi detached house
- Central heating and double glazing
- Three bedrooms
- Driveway and fabulous gardens
- No 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.

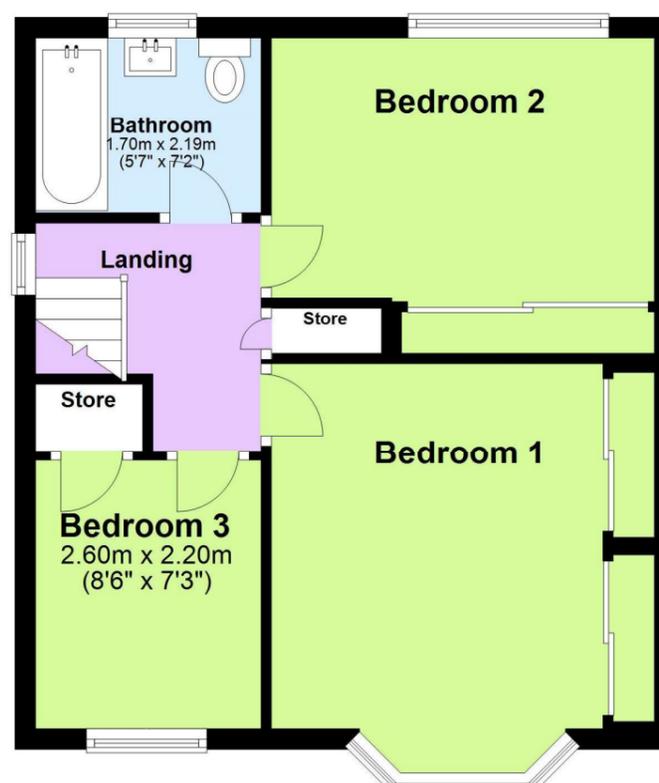
## Ground Floor

Approx. 53.3 sq. metres (573.8 sq. feet)



## First Floor

Approx. 41.8 sq. metres (449.8 sq. feet)



Total area: approx. 95.1 sq. metres (1023.6 sq. feet)

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