

Freehold

Asking Price: £450,000

Mortain Road, Rotherham, South  
Yorkshire, S60



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# Mortain Road, Rotherham, South Yorkshire, S60

## PRESTIGE LOCATION, FABULOUS QUARTER ACRE PLOT, FOUR BEDROOMS AND TWO BATHROOMS, HUGE POTENTIAL, NO ONWARD CHAIN!

Offering massive potential within this ever sought after location a four bedroom, two bathroom detached family home set within a quarter acre plot with fabulous rear gardens and double garage to the front. Including ducted central heating and double glazing the house would benefit from some upgrading and has huge potential to extend to the side and rear if required. Entrance porch, hall, cloakroom/wc, lounge, dining kitchen, bedroom and utility/shower room to the ground floor with three further bedrooms, box room and bathroom to the first floor. Well placed to be within easy reach of Rotherham and Sheffield centres, the M1 motorway and Rotherham Hospital. No onward chain!

**Entrance Porch** With double glazed front door and tiled floor.

**Entrance Hall** With entrance door (to porch), cloaks cupboard and stairs rising to the first floor.

**Cloakroom/WC** 1.60 x 0.80. With wc, wash basin and side window.

**Lounge** 4.62 x 4.24. An open plan living room with front window and access door to the conservatory.

**Conservatory** With double glazed external door to the side and access door back to the lounge.

**Dining Kitchen** 7.27 x 3.01. A large dining kitchen with a range of fitted oak units with roll edge work surfaces and double bowl stainless steel sink with mixer tap. Side and rear windows, Amtico floor and wall tiling to the kitchen area, electric cooker point and fitted extractor hood.

**Utility/Shower Room** 3.38 x 2.90. With double glazed rear door, ducted warm air heating unit, plumbing for washer, Belfast sink with hot and cold and access door to the garage. This room also doubles up as a shower room with double walk in shower area with electric shower and tiling.

**Ground Floor Bedroom Four** 3.77 x 3.07. (Minimum measurements to wardrobes)

With front window and wardrobes.

**First Floor Landing** With front window, views to the south and over stairs cylinder cupboard.

**Bedroom One** 4.17 x 3.01. With side and rear windows.

**Bedroom Two** 3.95 x 3.00. With side and rear windows and wardrobes.

**Bedroom Three** 3.08 x 2.42. With front windows and views to the south.

**Bathroom** 3.03 x 1.72. With white suite comprising wc, wash basin with vanity beneath and mirrored cabinets over and bath with shower and folding screen. Side window, fully tiled floor and walls, shaver point and extractor fan.

**Outside** The plot extends to approximately a quarter of an acre with beautiful rear gardens with lawns, patio and decking areas, garden pond and a wide variety of trees and shrubs. Outside tap and power. There is a gated side path to one side of the house with a closed access to the other. To the front are open plan lawns with shrub borders and block paved drive providing off road parking and access to the garage.

**Double Garage** 5.47 x 5.20. With automated roller door, light, power and access door back to the house.



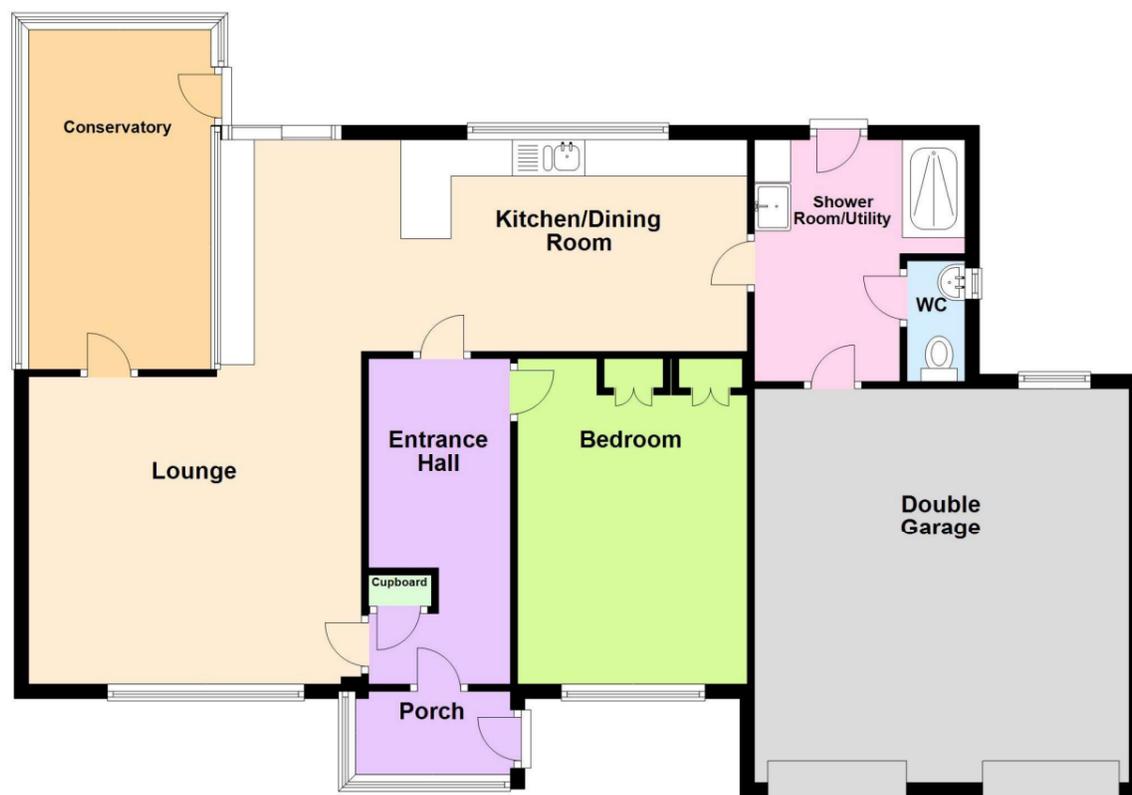
- Detached family home
- Four bedrooms and two bathrooms
- Fabulous quarter acre plot
- Prestige location
- Huge potential
- Close to Rotherham, Sheffield and MI
- No onward chain

### 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. 111.2 sq. metres (1197.1 sq. feet)



### First Floor

Approx. 55.4 sq. metres (596.0 sq. feet)



Total area: approx. 166.6 sq. metres (1793.1 sq. feet)

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