

Freehold

Guide Price: £150,000

Highfield Road, Rotherham, South
Yorkshire, S61



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1930'S CHARACTER AND STYLE, GREAT LOCATION, LOVELY GARDENS, THREE BEDROOMS, LONG DRIVE, PLENTY OF POTENTIAL, NO ONWARD CHAIN!

Located upon this ever popular no through road a three bedroom extended semi detached family home offering accommodation of generous extent and the potential to remodel. Including central heating and double glazing this lovely home is set within gardens to front and rear, the rear of good extent and not overlooked along with long drive to the side providing ample off road parking. Entrance porch and hall, bay windowed lounge, dining room, kitchen and conservatory to the ground floor with three bedrooms and bathroom to the first floor. Close to village amenities and with no onward chain this well placed home warrants inspection to appreciate the size of accommodation and further potential on offer!

Entrance Porch With double glazed front door.

Entrance Hall With double glazed door (to porch), side window and stairs rising to the first floor.

Inner Lobby With understairs storage, side window and gas boiler.

Lounge 3.96 x 3.75. (Maximum measurements to bay)

With front bay window and focal fire surround with marble inlay and hearth and open flame gas fire.

Dining Room 4.24 x 3.33. With double glazed patio doors providing access to the conservatory.

Kitchen 3.15 x 2.14. With a range of fitted units with roll edge work surfaces, matching upstands and sink unit with mixer tap. Fully tiled walls and floor, plumbing for washer, side window and double glazed door providing access to the conservatory. There are cooking appliances of gas hob with extractor and electric oven.

Conservatory 5.68 x 2.88. A large and versatile room with oak laminate floor, base store cupboards with roll edge worktops, double glazed external door to the side and double glazed French doors opening to the rear gardens.

First Floor Landing With side window.

Bedroom One 3.37 x 3.17. With front window, fitted wardrobes and bedside tables.

Bedroom Two 4.26 x 3.37. With rear window, built in wardrobes, loft access and former airing cupboard.

Bedroom Three 3.19 x 2.17. With rear window, fitted wardrobe and drawer unit.

Bathroom 1.95 x 1.72. With wc, wash basin with vanity beneath and bath with mixer shower attachment. Front window and partial wall tiling.

Outside To the front of the house are paved and decorative stone gardens and walled shrub beds. Iron gates provide access to the long paved drive which provides ample off road parking and has outside tap. To the rear attractive well stocked shaped lawned gardens with paved patio, large garden shed, outside tap and shrub/flower beds. There is also a large asbestos garage/store which is in some disrepair.



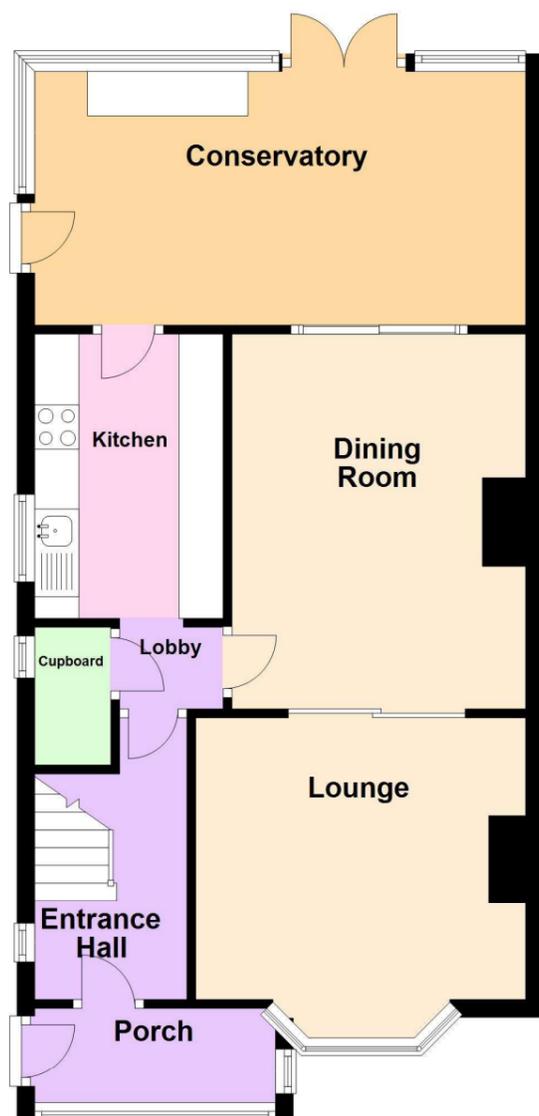
- Extended semi detached home
- Central heating and double glazing
- Three bedrooms
- Two reception rooms and conservatory
- Lovely gardens
- Long driveway
- Further potential
- No onward chain

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.

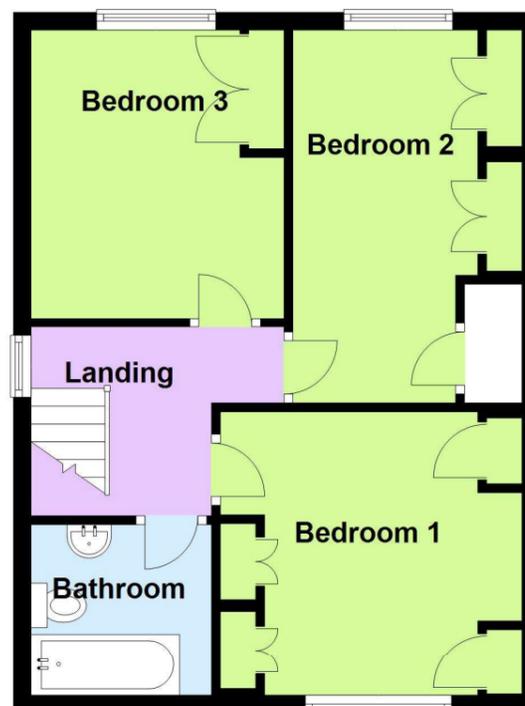
Ground Floor

Approx. 61.9 sq. metres (665.8 sq. feet)



First Floor

Approx. 38.9 sq. metres (418.2 sq. feet)



Total area: approx. 100.7 sq. metres (1084.1 sq. feet)

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