

Freehold

Asking Price: £325,000

Middle Field Road, Rotherham, South
Yorkshire, S60



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SUPERB LOCATION, LOVELY GARDENS, WIDE DRIVE AND GARAGE, THREE BEDROOMS, CONSERVATORY, POTENTIAL TO EXTEND, NO ONWARD CHAIN!

Within this ever sought after location and set within attractive gardens to both front and rear a three bedroom detached family home which includes central heating, double glazing, long and wide paved drive and detached garage to the rear. With accommodation comprising side entrance hall, bow windowed lounge, dining room, kitchen and conservatory to the ground floor with three bedrooms, shower room and separate wc to the first floor. With massive potential to extend if required this lovely home is very well placed with easy access to suburban shopping amenities, Rotherham and Sheffield centres and the M1 motorway. An absolute must view offered with no onward chain!

Side Entrance Hall With double glazed side entrance door and stairs rising to the first floor.

Lounge 5.79 x 3.60. A large and comfortable living room with front bow window and focal fire surround with marble inlay, hearth and open flame gas fire.

Dining Room 3.68 x 2.56. With double glazed sliding patio doors providing access to the conservatory.

Conservatory 2.90 x 2.42. A double glazed conservatory with laminate floor and double glazed French doors opening to the rear gardens.

Kitchen 4.36 x 3.06. (Maximum measurements to bay) With a range of fitted wall and base units with roll edge work surfaces, breakfast bar, one and a half bowl sink with mixer tap and full wall tiling. Rear square bay window, double glazed external door to the side and plumbing for washer. Cooking appliances of gas hob with extractor and double electric oven.

First Floor Landing With cylinder cupboard.

Bedroom One 4.59 x 3.62. (Maximum measurements) With front and side windows.

Bedroom Two 3.73 x 2.70. With rear window, fitted wardrobes and access to the loft space.

Bedroom Three 2.90 x 2.07. With front window.

Shower Room 1.94 x 1.86. With wash basin and walk in shower area with electric shower. Rear window, towel rail/radiator, fully tiled floor and walls and spotlights to ceiling.

Separate WC With wc in white and side window.

Outside To the rear of the property are lovely enclosed lawned gardens with southerly aspect, paved patio areas, greenhouse, garden shed and outside tap. There is front to rear access either side of the house. To the front is a boundary wall with decorative iron top, lawned gardens with borders and adjacent long and wide block paved drive providing off road parking and access to the garage.

Detached Garage With external security light, up and over entry door, light and power.



- Detached family home
- Three bedrooms
- Two reception rooms and conservatory
- Central heating and double glazing
- Fabulous plot
- South facing large rear garden
- Long drive and garage
- 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. 50.8 sq. metres (547.2 sq. feet)



First Floor

Approx. 42.4 sq. metres (456.1 sq. feet)



Total area: approx. 93.2 sq. metres (1003.3 sq. feet)

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