

Asking Price: £400,000

Hallam Road, Rotherham, South
Yorkshire, S60



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Hallam Road, Rotherham, South Yorkshire, S60

SUPERB FAMILY HOME, PLENTY OF POTENTIAL, BEAUTIFUL LARGE GARDEN, QUALITY LOCATION, CRESCENT DRIVEWAY AND DOUBLE TANDEM GARAGE!

Within this ever sought after location and occupying a lovely large plot with aspect to a green area to the front a substantial four bedroom detached dormer bungalow which offers generous size and plenty of potential. Including warm air central heating and double glazing this impressive family home has extensive enclosed rear gardens to the rear with crescent drive to the front providing dual access, ample parking and access to the double tandem garage. Entrance hall, cloakroom/wc, lounge, dining room, conservatory, kitchen and two bedrooms to the ground floor with two bedrooms and bathroom to the first floor. Easy access to Rotherham and Sheffield centres, Rotherham Hospital and the M1 motorway make this an ideally placed family home which certainly warrants consideration!

Entrance Hall With external door to the front, cloaks cupboard and stairs rising to the first floor.

Cloakroom/WC 1.67 x 1.49. (Maximum measurements)

With wc, wash basin and rear window.

Lounge 5.64 x 4.85. With front and side windows and open flame gas fire set to a raised marble hearth.

Dining Room 3.44 x 3.35. (Maximum measurements)

With French doors providing access to the conservatory.

Conservatory 3.91 x 3.23. A double glazed conservatory with French doors to the side opening to the rear gardens.

Kitchen 4.15 x 3.09. With a range of fitted units with roll edge worktops, stainless steel sink with mixer tap and tiling to the sink and worktop area. External door to the rear, rear window, vinyl flooring, plumbing for washing machine and dishwasher, pantry cupboard and warm air central heating boiler unit. There are cooking appliances of five ring gas hob with extractor hood and electric oven.

Ground Floor Bedroom Four 3.72 x 2.65. (Maximum measurements)

With rear window and built in storage cupboard.

Ground Floor Bedroom Three 4.09 x 3.73. (Maximum measurements)

With front window and double door built in wardrobe.

First Floor Landing With rear dormer window, eaves storage and cylinder cupboard with immersion heater.

Bedroom Two 4.86 x 3.53. (Maximum measurements)

With front window and eaves storage.

Bedroom One 5.45 x 4.96. (Maximum measurements)

With side window, front dormer window and built in wardrobes to one wall.

Bathroom 2.79 x 2.42. With coloured suite comprising wc, wash basin and bath with mixer shower. Side window and partial wall tiling.

Outside To the rear of the property are enclosed lawned gardens of good extent, a variety of trees and shrubs, paved patio area and screening conifer hedge to the rear boundary. There is a garden shed at the side of the garage. To either side of the property are gated pathways and to the front crescent dual access driveway providing off road parking and access to the integral garage.

Double Tandem Garage 10.66 x 2.77. With automated entry door, two rear access doors, light and power.



- Large detached dormer bungalow
- Four bedrooms and three receptions
- Premier Moorgate location
- Large garden, drive and garage
- Close to Rotherham, Sheffield and M1
- 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.

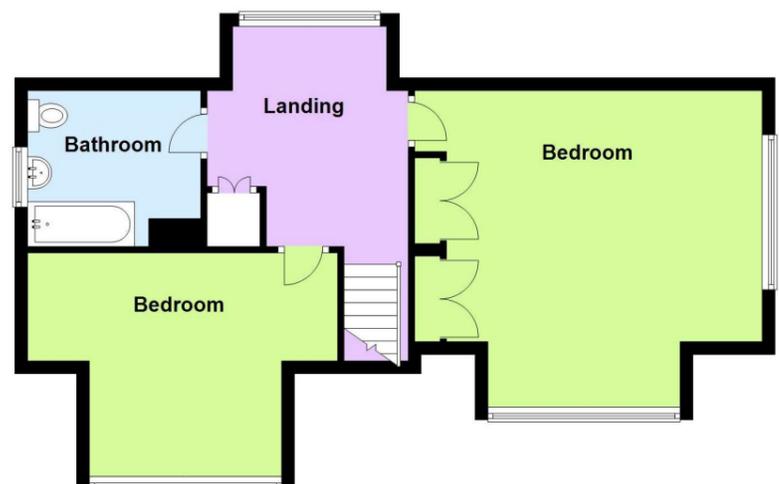
Ground Floor

Approx. 138.0 sq. metres (1485.7 sq. feet)



First Floor

Approx. 58.5 sq. metres (629.5 sq. feet)



Total area: approx. 196.5 sq. metres (2115.2 sq. feet)

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