

Freehold

Asking Price: £105,000

Fitzwilliam Road, Rotherham, South
Yorkshire, S65



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LARGE EXTENDED INNER TERRACE HOUSE, OVER 1100 SQUARE FEET, TWO BEDROOMS AND LOFT ROOM, LONG REAR GARDEN, OFF ROAD PARKING, WELL PRESENTED THROUGHOUT.

Offering deceptive size within this convenient location a large extended two double bedroom plus loft room inner terrace house. Including double glazing and partial gas central heating this well appointed home has off road parking to the front and extensive rear gardens with lawns and decking. Entrance hall, open plan lounge/diner, fitted open plan kitchen to the ground floor with two bedrooms and bathroom to the first floor. The original third bedroom now provides an access to the top floor loft room. Well appointed throughout this is a sensibly priced home with easy access to Rotherham town centre.

Entrance Hall With double glazed front door, laminate floor, access to the tanked cellar and stairs rising to the first floor.

Lounge/Diner 7.70 x 5.42. A large open plan room with front window.

Kitchen 6.22 x 2.38. Forming the rear single storey extension and with a range of gloss finish units with work surfaces and one and a half bowl stainless steel sink with mixer tap. Two rear windows, French doors opening to the rear, laminate floor, concealed gas boiler, plumbing for washer and dishwasher. Cooking facilities comprise four ring gas hob with extractor and electric oven.

First Floor Landing

Bedroom One 3.95 x 3.58. With front window.

Bedroom Two 3.64 x 3.95. With rear window.

Bathroom 2.90 x 2.22. With suite comprising wc, wash basin with vanity beneath, bath and corner shower enclosure with monsoon head shower. Vinyl floor and former cylinder cupboard.

Inner Landing/Bedroom Three 1.91 x 1.70. This was the original third bedroom which has front window and stairs rising to the loft room.

Loft Room 5.44 x 2.29. (Minimum measurements excluding eaves area)

Outside There is off road parking for two cars to the front and to the rear extensive gardens with decking, lawns, outside tap, garden shed and outbuilding.



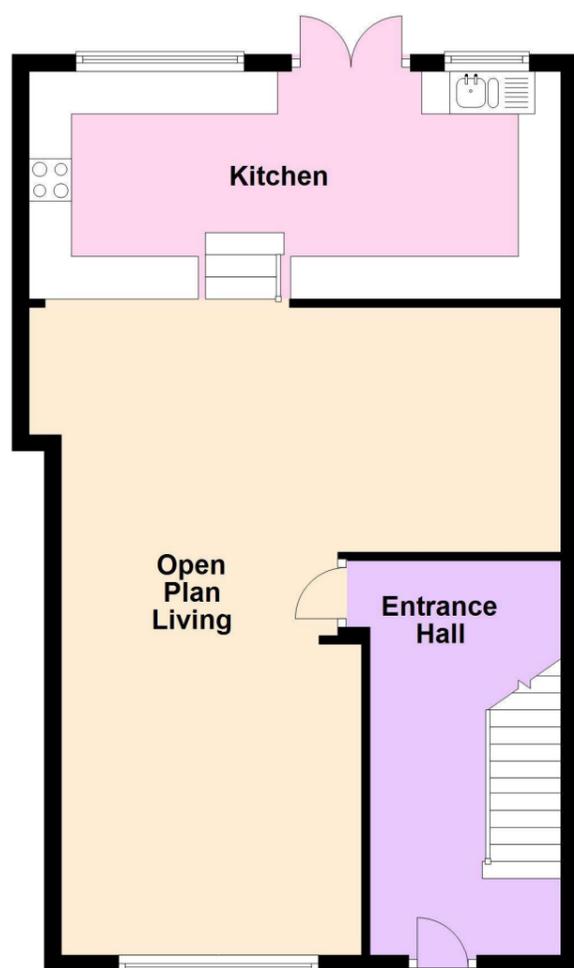
- Extended terrace house
- Two double bedrooms and loft room
- Huge open plan ground floor living area
- Long decked and lawned rear gardens
- Double glazing and partial central heating
- Off road parking to the front

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.

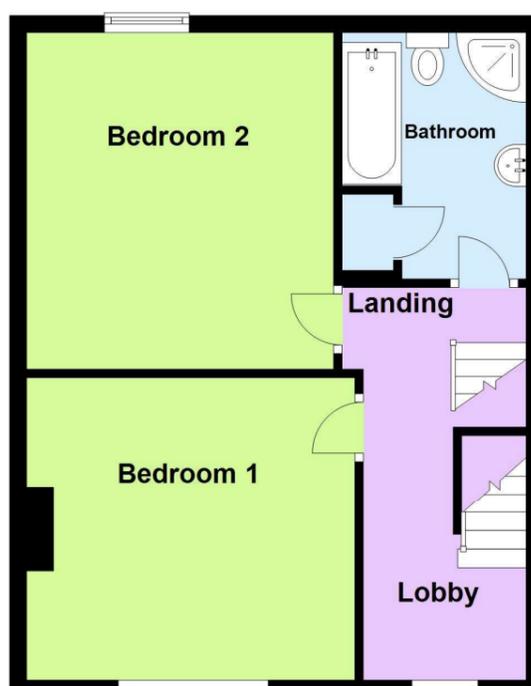
Ground Floor

Approx. 60.8 sq. metres (654.2 sq. feet)



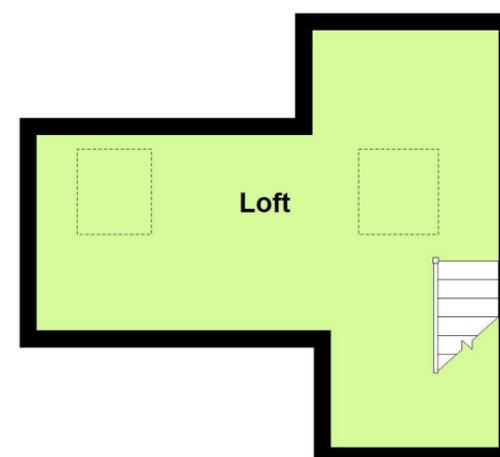
First Floor

Approx. 45.1 sq. metres (485.4 sq. feet)



Second Floor

Approx. 18.0 sq. metres (193.3 sq. feet)



Total area: approx. 123.8 sq. metres (1332.9 sq. feet)

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