

Freehold

Asking Price: £250,000

Sheep Cote Road, Rotherham, South  
Yorkshire, S60



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Sheep Cote Road, Rotherham, South Yorkshire, S60

## EXTENDED SEMI DETACHED HOME, BRILLIANT LOCATION, SOUTHERLY VIEWS TO THE REAR, PLENTY OF POTENTIAL, NO ONWARD CHAIN!

Within this ever sought after location and offering further potential to remodel a large extended semi detached home with southerly views to the rear, lovely gardens and a range of useful outbuildings. Including central heating and double glazing, drive carport and rear garage this conveniently placed home should be of interest to first timers and families alike. Entrance hall, lounge, dining room and kitchen to the ground floor with three first floor bedrooms and bathroom. Close to suburban shopping amenities, Rotherham and Sheffield centres and the M1 motorway network making this an ideally placed home which certainly warrants inspection to appreciate the endless possibilities on offer!

**Entrance Hall** With double glazed front door and stairs rising to the first floor.

**Lounge** 4.18 x 3.82. (Measurements to bay and chimney breast) With front bay window.

**Dining Room** 4.63 x 3.23. With rear extension and large rear single glazed picture window taking advantage of the garden and the views.

**Kitchen** 3.94 x 2.19. (Maximum measurements to rear bay) An extended kitchen with and range of fitted units in white with roll edge worktops and matching upstands. Rear square bay window, concealed gas boiler, understairs pantry, integrated fridge, gas hob with extractor and electric oven.

**First Floor Landing** With side window, former airing cupboard, and access to the loft.

**Bedroom One** 4.64 x 3.37. (Minimum measurements excluding door recess)

**Bedroom Two** 4.21 x 3.05. (Minimum measurements excluding door recess)

**Bedroom Three** 2.42 x 2.66. With front window and over stairs storage.

**Shower Room** 2.27 x 1.65. With wc, wash basin and corner shower enclosure with electric shower. Side and rear windows and full wall tiling.

**Outside** To the front of the house are attractive gardens with lawn, walled bed, conifers, decorative iron fence and adjacent paved drive providing off road parking and access to the carport. To the rear are lawns, crazy paved patio areas, walled beds, walled pond, feature gas light and views to the south. There are a range of outbuildings.

**Carport** 6.80 x 2.35. With double glazed entry doors, light, power and access door to the store room.

**Store room** With external door to the side, cold water tap, Perspex roof and access to the original garage.

**Original Garage** The original garage which has no vehicular access. The garage is split into two rooms.

Room One 2.81 x 2.80

Room Two 2.81 x 2.80

**Garden Room** 2.89 x 2.41. A double glazed room with double glazed external door to the rear garden.

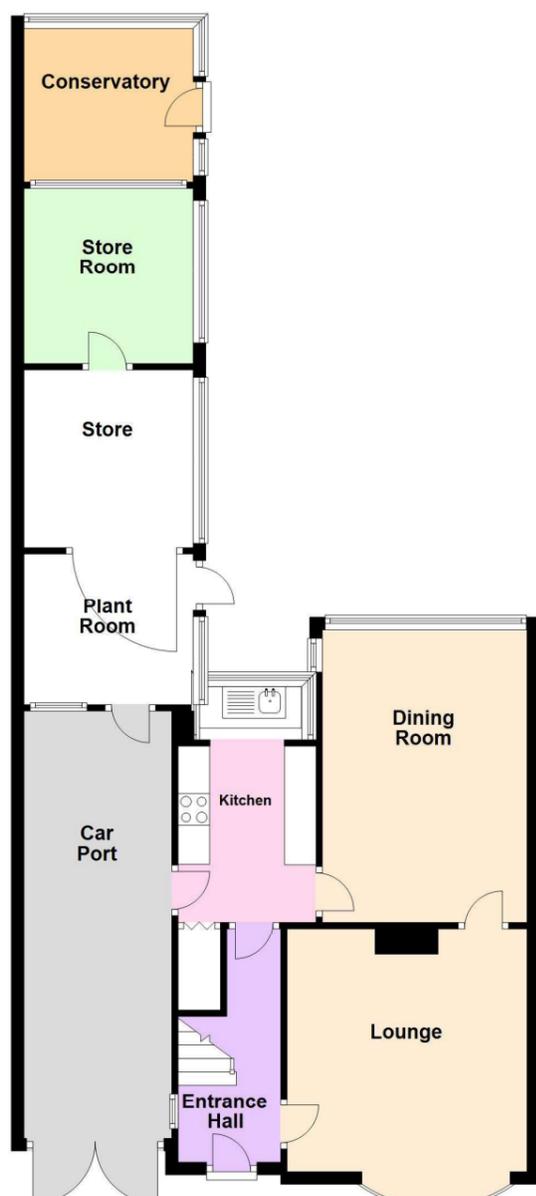


- Extended semi detached home
- Superb location
- Southerly views to the rear
- Three bedrooms
- Double story rear extension
- Outbuildings, car port and garage.
- Garden room
- Close to amenities

### 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



First Floor

