

Asking Price: £210,000

Boston Castle Terrace, Rotherham,
South Yorkshire, S60



LINCOLN RALPH



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LOVELY TERRACED COTTAGE, PREMIER MOORGATE LOCATION, TWO BEDROOMS PLUS LOFT ROOM, ENCLOSED REAR GARDEN ,OFF ROAD PARKING, EASY ACCESS TO THE HOSPITAL AND M1.

Within this ever sought after location and set to this characterful cul de sac location a two bedroom plus loft room inner terraces cottage which offers an ideal first time purchase within such a convenient location. Including gas central heating and double glazing, enclosed rear garden and off road parking to the front this lovely home is within easy reach of Rotherham and Sheffield centres, Thomas Rotherham College, the hospital and M1 motorway. Entrance lobby, lounge and dining kitchen to the ground floor with useful basement double cellar in addition. Two first floor bedrooms and bathroom with useful loft room to the top floor. An absolute must view!

Entrance Lobby With double glazed front door and tiled floor.

Lounge 4.05 x 3.59. With front window, laminate floor and focal fire surround with tiled inlay and hearth and cast iron effect electric fire.

Inner Lobby With stairs rising to the first floor.

Dining Kitchen (Maximum measurements)
An open plan dining kitchen with a range of fitted units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Rear window, plumbing for washer, laminate flooring and French doors opening to the rear garden. Access to the double basement cellar.

First Floor Landing With stairs rising to the top floor.

Bedroom One 4.05 x 3.59. With two front windows and dog grate fireplace feature.

Bedroom Two 2.81 x 2.78. (Maximum measurements)
With rear window, dog grate fireplace feature and cupboard housing the combination gas boiler (5 years old)

Bathroom 2.39 x 1.75. With white suite comprising wc, wash basin with vanity beneath and bath with monsoon head shower and separate hand attachment. Fully tiled floor and walls, rear window and towel rail/radiator.

Top Floor Attic Room 3.85 x 3.31. A useful room with eaves storage.

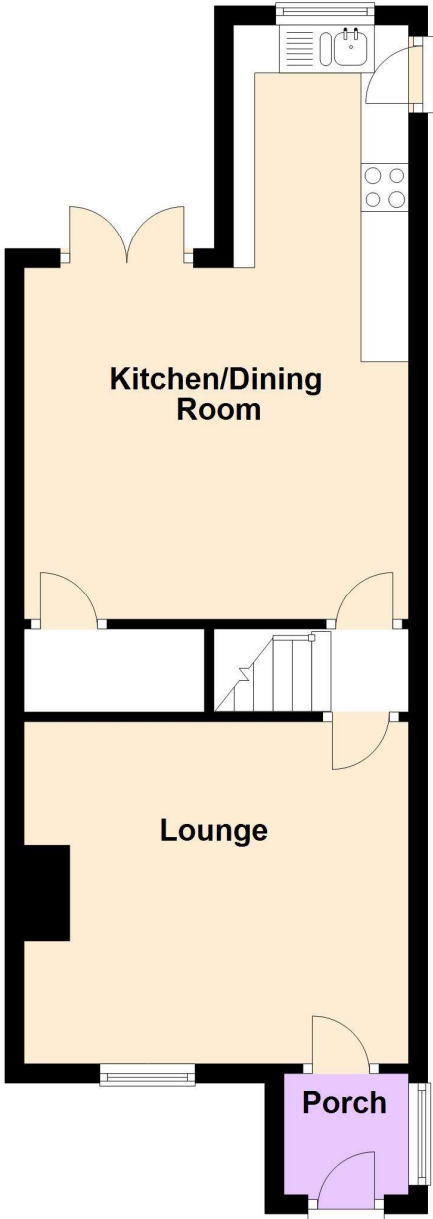
Outside To the rear of the house is an attractive enclosed garden with outside tap, paved patio area and decorative pebbles. There is an gate at the rear which leads to a shared path enabling front to rear access. To the front is a small garden with shrubs and block paved off road parking area suitable for one car. Permit parking is available on Boston Castle Terrace enabling more privacy.



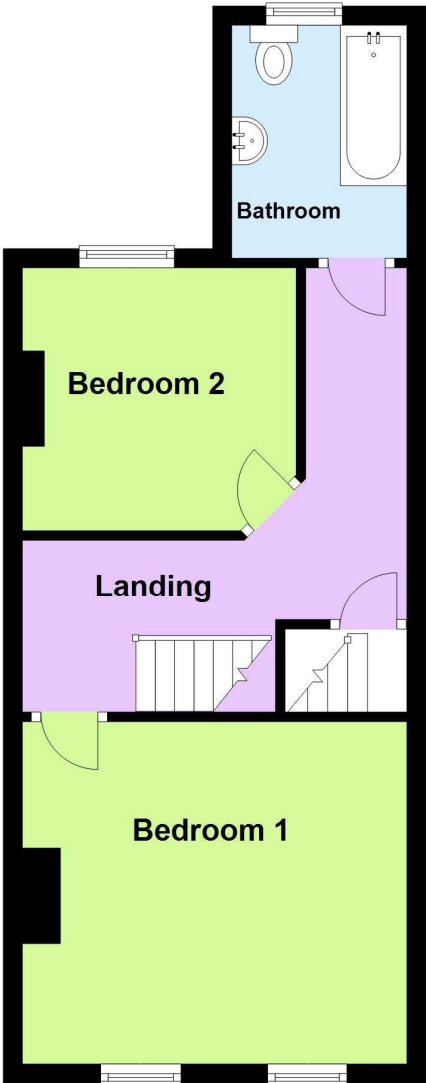
- Character terraced home
- Quality cul de sac location
- Two bedrooms plus loft room
- Two reception rooms
- Enclosed rear garden
- Off road parking
- Close to hospital and M1

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



Second Floor

