

Freehold

Asking Price: £185,000

Lister Street, Rotherham, South
Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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THREE BEDROOM SEMI DETACHED HOME! GENEROUS PLOT AND GARDEN, CLOSE TO CLIFTON PARK, ROTHERHAM TOWN CENTRE AND A SHORT DRIVE TO ROTHERHAM HOSPITAL AND THE M1 MOTORWAY NETWORK!

A three bedroom semi detached home in this popular and convenient location. The position affords excellent access to a range of amenities in Rotherham town centre along with Clifton Park and is just a short drive to Rotherham hospital and the M1 motorway network. The accommodation briefly comprises an entrance lobby, spacious lounge diner and a fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside, the dwelling stands within a generous plot and has the benefit of off road parking by way of a driveway at the front. To the rear is a good size garden that is mainly laid to lawn. Avoid disappointment and book your viewing with Lincoln Ralph today!

Entrance lobby Front facing UPVC double glazed entrance door and a radiator. Stairs rise to the first floor and a door opens to the lounge diner.

Lounge Dining Room 7.34 x 3.92. A spacious room with a focal fire surround having a hearth and back incorporating a living flame gas fire. Having coving to the ceiling, dado rail and an understairs cupboard along with a front facing UPVC double glazed window and two radiators. A door opens to the kitchen.

Kitchen 3.95 x 3.58. Fitted with a range of wall mounted and base level units with work surfaces incorporating a double stainless steel sink with mixer tap. There is an integrated range cooker with extractor hood over, space for an American style fridge freezer and plumbing for a washing machine and dishwasher. Having tiling to splashback height, rear facing UPVC double glazed window, radiator and a side facing double glazed entrance door. A cupboard houses the central heating boiler.

Landing Having a side facing UPVC double glazed window and loft access. Doors open to the bedrooms and bathroom.

Bedroom 1 3.73 x 3.01. Front facing UPVC double glazed bay window and a radiator.

Bedroom 2 4.46 x 3.02. Rear facing UPVC double glazed window and a radiator.

Bedroom 3 1.96 x 1.73. Front facing UPVC double glazed window and a radiator.

Bathroom 2.11 x 1.71. Fitted with a white suite comprising a panelled bath, pedestal wash hand basin and a low flush WC. Having partial tiling to the walls, radiator and a rear facing UPVC double glazed window.

Outside There is gated access to a driveway that provides off road parking. At the rear is a generous garden that enjoys the benefit of a patio overlooking a lawned garden that in turn opens up to a further uncultivated garden area.

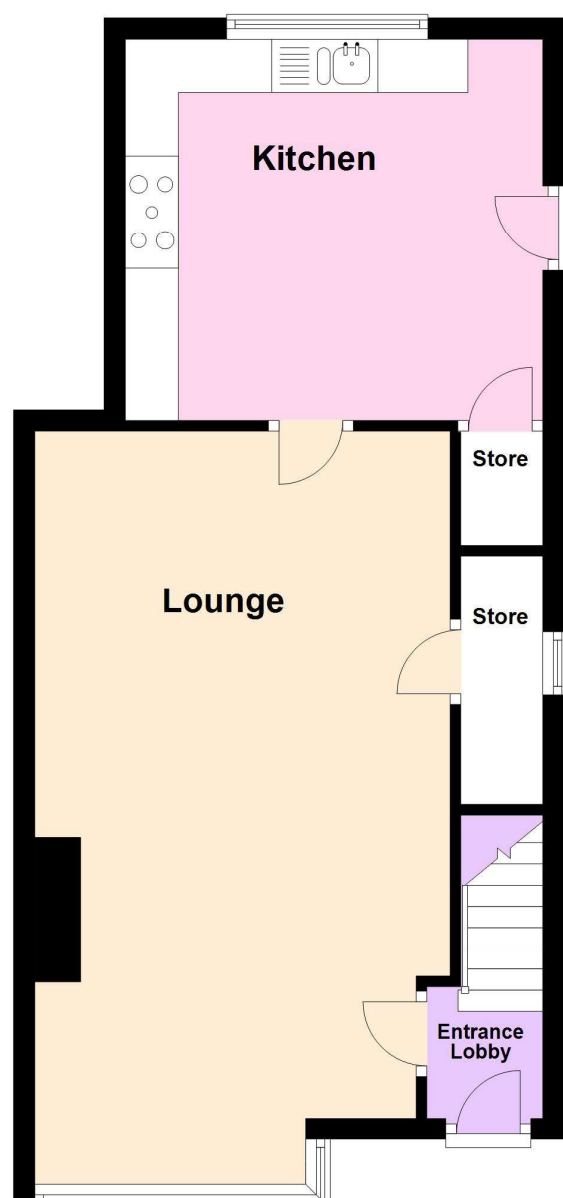


- Three bedroom semi detached home
- Off road parking
- Convenient location
- Generous rear garden
- Perfectly placed for amenities
- Close to Clifton Park
- Extended to rear
- Viewing is recommended!

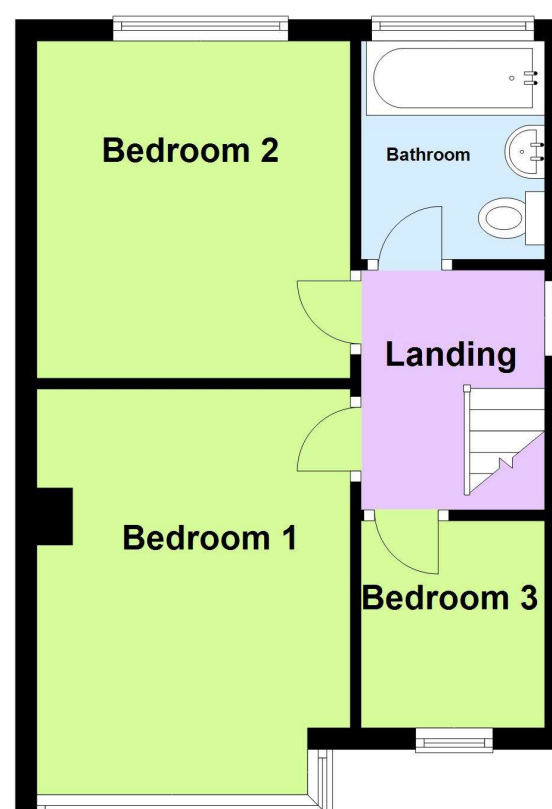
Disclaimer

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



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