

Freehold

Guide Price: £280,000-£290,000

Doncaster Road, Rotherham, South
Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Doncaster Road, Rotherham, South Yorkshire, S65

DECEPTIVELY SPACIOUS, FOUR BEDROOM, SEMI DETACHED HOME, VERSATILE ACCOMMODATION, CONVENIENT POSITION, OPEN PLAN DINING KITCHEN, DRIVEWAY & GARAGE, VIEWING IS ESSENTIAL!

An internal inspection is highly recommended to fully appreciate the size and versatile nature of the accommodation on offer from this extended, four bedroom, semi detached home. Being ideally located to access a range of amenities in the town centre along with the popular Clifton Park and is just a short drive away from the retail parks at Dalton and Parkgate. The residence briefly comprises an entrance porch, hallway, spacious lounge, open plan dining kitchen, rear lobby, WC and a sitting room. The latter areas could potentially be utilised as a self contained bedroom to the ground floor. To the first floor is a landing, four bedrooms and a bathroom. Outside, off road parking is provided by a driveway and integral garage and there are gardens to the front and rear. Call Lincoln Ralph today to arrange your viewing!

Entrance Porch Front facing UPVC double glazed French doors. A door opens to the hallway.

Hallway Having coving to the ceiling and a radiator. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

Lounge 4.26 x 3.33. A spacious room with a front facing UPVC double glazed window and a radiator. Double doors open to the kitchen.

Kitchen Dining Room 8.25 x 2.70. A genuine highlight of the accommodation is this open plan dining kitchen that is fitted with a range of handle less, wall mounted and base level units in a white, high gloss finish with granite work surfaces incorporating a sink unit with mixer tap. There is an integrated range with extractor hood over, plumbing for a washing machine, space for dryer and an American style fridge freezer. Having tiling to splashback height, granite tiling to the floor, under unit lighting, downlights to the ceiling and a designer radiator. In addition there is a rear facing UPVC double glazed window, rear facing UPVC double glazed French doors along with a door that opens to the rear entrance lobby.

Rear Lobby Having wood effect laminate flooring, Front facing UPVC double glazed entrance door and a further UPVC double glazed entrance door opens to the rear garden. A door opens to the WC.

WC 1.33 x 1.01. Fitted with a white suite comprising a low flush WC, wash hand basin with tiling to splashback height and a bidet.

Sitting Room 4.16 x 2.61. A useful room that offers a variety of uses. Being off the lobby it could potentially offer a self contained bedroom and WC. Having wood effect laminate flooring and a radiator along with side and rear facing UPVC double glazed windows.

Landing Having access to the loft, coving to the ceiling, front facing UPVC double glazed window and a radiator. Doors open to the bedrooms and bathroom.

Bedroom 1 4.28 x 3.33. (The first measurement reduces to 2.71 and the latter measurement reduces to 2.40) Having fitted wardrobes, front facing UPVC double glazed windows and a radiator.

Bedroom 3.95 x 2.36. Rear facing UPVC double glazed window and a radiator.

Bedroom 3.32 x 2.74. Rear facing UPVC double glazed window and a radiator.

Bedroom 3.95 x 2.36. Front facing UPVC double glazed window and a radiator.

Bathroom 2.69 x 2.28. Fitted with a white suite comprising a spa bath with shower attachment, shower enclosure with body jet shower, low flush WC and a vanity wash hand basin. Having tiling to the walls and floor, downlights to the ceiling, rear facing UPVC double glazed window and a heated chrome towel rail.

Outside Ample off road parking is provided by a driveway and integral garage. The front garden is laid to lawn with a shrub border. At the rear is a private and enclosed, low maintenance garden that is predominantly flagged with a wood chip shrub border and fruit trees.



- Four bedroom semi detached home
- Deceptively spacious
- In excess of 1300 square feet
- Versatile accommodation
- Convenient position
- Driveway and garage
- Front & rear gardens
- Viewing is essential!

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.

