

Freehold

Asking Price: £230,000

Hill Close, Rotherham, South
Yorkshire, S65



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CUL DE SAC POSITION, SOUGHT AFTER LOCATION, GREAT FOR AMENITIES, LARGE PLOT! THREE BEDROOM SEMI DETACHED, DRIVEWAY AND GARAGE!

Enjoying a position at the head of a cul de sac in this sought after location is this generously proportioned, three bedroom, semi detached home. The dwelling is perfectly placed to access a range of amenities and is just a short drive away from Wickersley centre and the M1 motorway network at junction 33. The accommodation briefly comprises an entrance porch, hallway, lounge, dining room and a fitted kitchen. To the first floor is a landing, three generous bedrooms, shower room and a separate WC. Outside, off road parking is provided to the front by way of a driveway and a garage. At the rear is a large garden with a south westerly aspect that is mainly laid to lawn. Call Lincoln Ralph today to arrange your viewing!

Porch Front facing UPVC double glazed entrance door. A door opens to the hallway.

Hallway Having a radiator along with stairs that rise to the first floor landing. Doors open to the lounge and the kitchen.

Lounge 4.36 x 4.12. The focal point of the room is the fire surround with hearth and back incorporating a coal effect gas fire. There is decorative coving to the ceiling, front facing UPVC double glazed window and a radiator. The room opens to the dining room.

Dining Room 3.39 x 3.35. Rear facing UPVC double glazed French doors and a radiator.

Kitchen 3.40 x 2.56. 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 four ring gas hob, built in double electric oven, integrated fridge freezer and dishwasher. Having tiling to splashback height and to the floor, under stair storage cupboard, rear facing UPVC double glazed window and a radiator. A side facing UPVC entrance door opens to the garage.

Landing Side facing UPVC double glazed window. Doors open to the bedrooms, shower room and WC.

Bedroom 1 4.34 x 3.23. Having a built in wardrobe, front facing UPVC double glazed window and a radiator.

Bedroom 2 3.40 x 3.36. Rear facing UPVC double glazed window and a radiator. A cupboard houses the central heating boiler.

Bedroom 3 3.39 x 2.74. Front facing UPVC double glazed window and a radiator.

Shower Room 2.54 x 1.66. Fitted with a white suite comprising a shower enclosure and a wash hand basin. Having tiling to the walls and floor, designer towel rail, rear facing UPVC double glazed window and loft access.

WC 1.67 x 0.71. Having a low flush WC along with tiling to the walls and floor. Side facing UPVC double glazed window.

Outside To the front is a small lawned garden with a variety of shrubs. A driveway provides ample off road parking while leading to the attached garage. To the rear is a generous garden with a raised patterned concrete patio with steps descending to a lawn with conifers and mature shrubs. A pathway leads to a secret garden that is also of a generous size and is mainly laid to lawn.

Garage 7.61 x 4.41. (The latter measurement is the maximum measurement and reduces to 3.10) Having an up and over door, power and lighting. Plumbing for a washing machine and two rear facing UPVC double glazed windows. Rear facing UPVC service door.

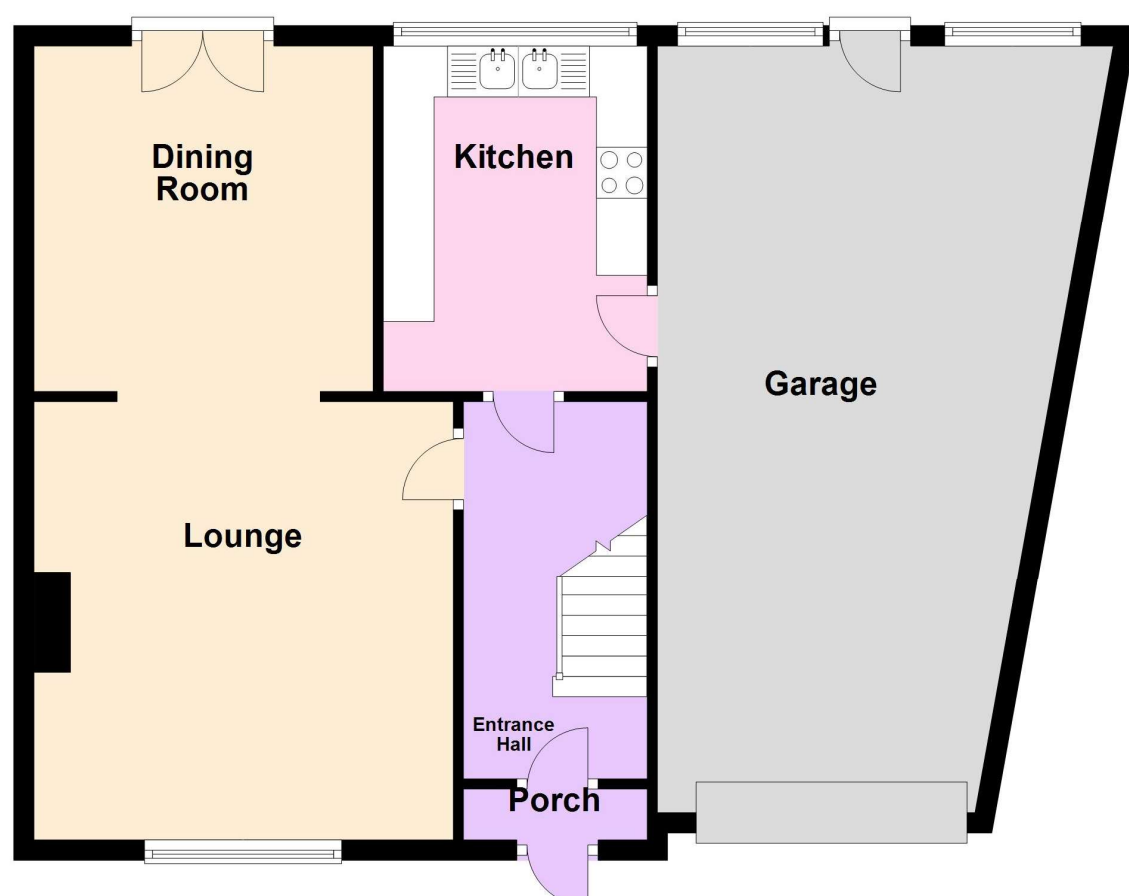


- Three bedroom semi detached
- Cul de sac position
- Sought after area
- Convenient position
- Boasting two reception rooms
- Large rear garden
- Driveway and garage
- Viewing is recommended!

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

