



LINCOLN RALPH



# Boston Castle Grove, Rotherham, South Yorkshire, S60

**GUIDE PRICE £230,000 - £240,000 PREMIER MOORGATE LOCATION! 1930'S STYLE AND CHARACTER, POTENTIAL TO EXTEND/REMODEL, THREE BEDROOMS, GARDENS FRONT AND REAR, DRIVE AND ATTACHED GARAGE, NO ONWARD CHAIN!**

Within this ever popular and sought after location a 1930's three bedroom semi detached home offering character, style and the potential to extend/remodel. Including gas central heating and double glazing, large rear garden and drive and garage to the front this lovely home is conveniently placed to be within easy reach of local shopping, the M1, Rotherham Town Centre, Oakwood School, Thomas Rotherham College which stands opposite and Rotherham Hospital. Entrance porch, entrance hall, lounge, dining room and kitchen to the ground floor with three first floor bedrooms, wet room and separate wc. Certainly warranting inspection to appreciate the quality location and potential on offer. No onward chain!

**Entrance Porch** With double glazed front entrance door.

**Entrance Hall** With entrance door (to porch) and stairs rising to the first floor.

**Lounge** 4.22 x 3.30. (Maximum measurements to bay)

With front square bay window, laminate floor and focal fire surround with marble inlay and hearth and open flame gas fire.

**Dining Room** 4.22 x 3.30. (Maximum measurements to bay)

With rear square bay window and laminate floor.

**Kitchen** 2.72 x 2.70. (Minimum measurements excluding bay)

With rear square bay window and a range of units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Double glazed rear entrance door, plumbing for washer, immersion heater switch and understairs pantry. Cooking appliances comprise electric hob with extractor and electric oven.

**First Floor Landing** With side window.

**Bedroom One** 4.22 x 3.30. (Maximum measurements to bay and through wardrobes)

With front bay window and wardrobes to one wall.

**Bedroom Two** 3.66 x 3.30. (Maximum measurements through wardrobes)

With rear window and wardrobes to one wall.

**Bedroom Three** 1.98 x 1.97. With front window.

**Wet Room** 2.69 x 1.69. With wash basin and shower area with glass screen and electric shower.

Rear window, towel rail/radiator, loft access and cupboard housing the gas boiler and hot water cylinder. PVC panelling to the walls and ceiling.

**Separate WC** With wc, side window and PVC panelling to the walls and ceiling.

**Outside** To the rear are lawned gardens of good extent with trees and shrubs and integral store to the house. To the side is a wide gated pathway allowing front to rear access and to the front lawns with paving and rose beds, front boundary hedge and gated drive providing off road parking and access to the garage.

**Garage** 6.03 x 3.47. (Maximum measurements)

An attached garage with up and over entry door, light, power and access door to the side.

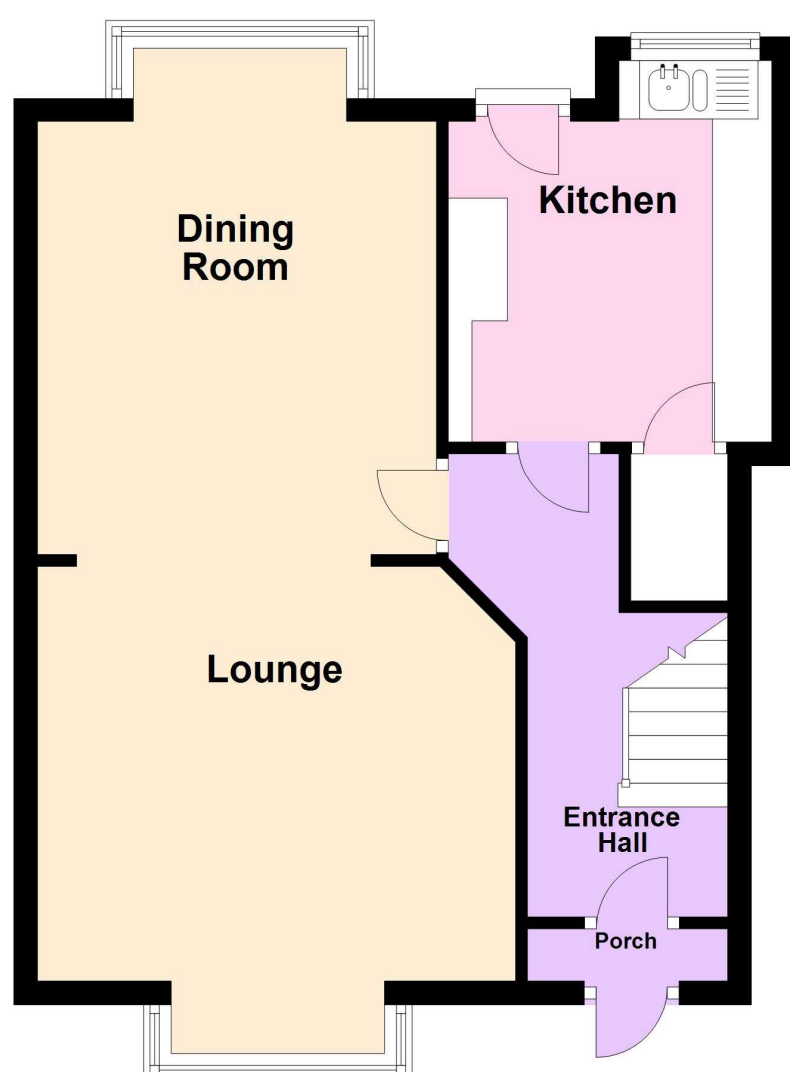


- Character and style
- 1930's semi detached home
- Three bedrooms and two receptions
- Large rear garden
- Wide plot with drive and garage
- Close to amenities and M1
- No onward chain

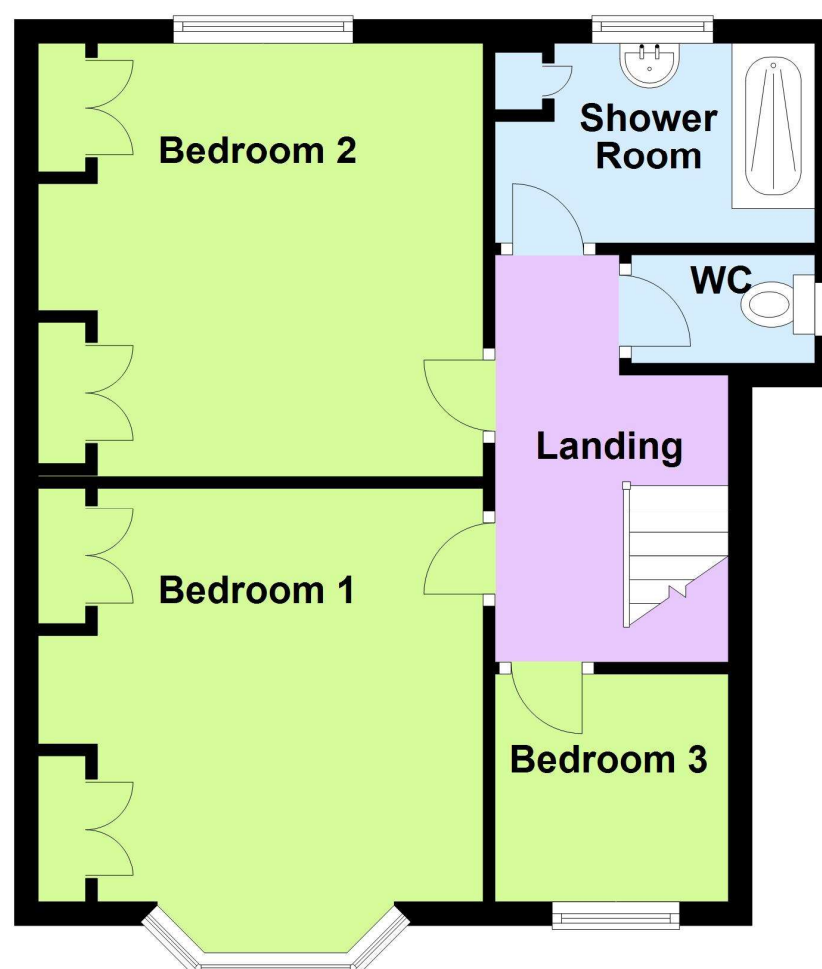
#### Disclaimer

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



This plan is used for illustration purposes only  
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