

Freehold

Asking Price: £210,000

Allendale Road, Rotherham, South  
Yorkshire, S65



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# Allendale Road, Rotherham, South Yorkshire, S65

## ATTENTION FAMILIES AND FIRST TIMERS, THREE BEDROOM SEMI DETACHED, GREAT LOCATION, MODERN KITCHEN AND BATHROOM, AMENITIES ON THE DOORSTEP, SOUTH FACING REAR GARDEN

Within this ever popular and convenient location a three bedroom semi detached house which will be of interest to both first time buyers and families. Including gas central heating and double glazing this lovely home has views from the front, well appointed kitchen and bathroom, driveway to the front and long south facing rear garden offering endless potential. Entrance hall, lounge and dining kitchen to the ground floor with three first floor bedrooms and bathroom. So conveniently placed with shopping amenities within very short walk and short drive to the M1. An absolute must view!

**Entrance Hall** With double glazed front entrance door, laminate floor, side window, stairs rising to the first floor and understairs storage housing the gas boiler.

**Lounge** 4.36 x 3.60. (Maximum measurements to bay)  
With front bay window and focal fire surround with inset electric fire.

**Dining Kitchen** 5.43 x 2.86. An open plan kitchen/diner with a range of shaker style units with roll edge worktops, stainless steel sink with mixer tap and tiling to the sink and worktop area. Double glazed rear entrance door, plumbing for washer, laminate floor, rear window and downlights to ceiling. Cooking appliances comprise electric hob with extractor and electric oven.

**First Floor Landing** With side window and loft access.

**Bedroom One** 4.09 x 3.40. (Maximum measurements to bay and through wardrobes)  
With front bay window and full length mirror door wardrobes to one wall.

**Bedroom Two** 3.18 x 3.40. (Maximum measurements through wardrobes)  
With rear window and full length wardrobes to one wall.

**Bedroom Three** 2.31 x 2.02. With front window.

**Bathroom** 2.06 x 1.95. With suite comprising wc, wash basin and bath with shower and screen. Vinyl floor, full wall tiling, rear window and towel rail/radiator.

**Outside** To the rear of the house are extensive lawned gardens, patio, brick store, security light. The rear garden has a favourable sunny southerly aspect. To the front is a retaining boundary wall with shrub/crazy paved garden and adjacent long part paved drive providing ample off road parking.

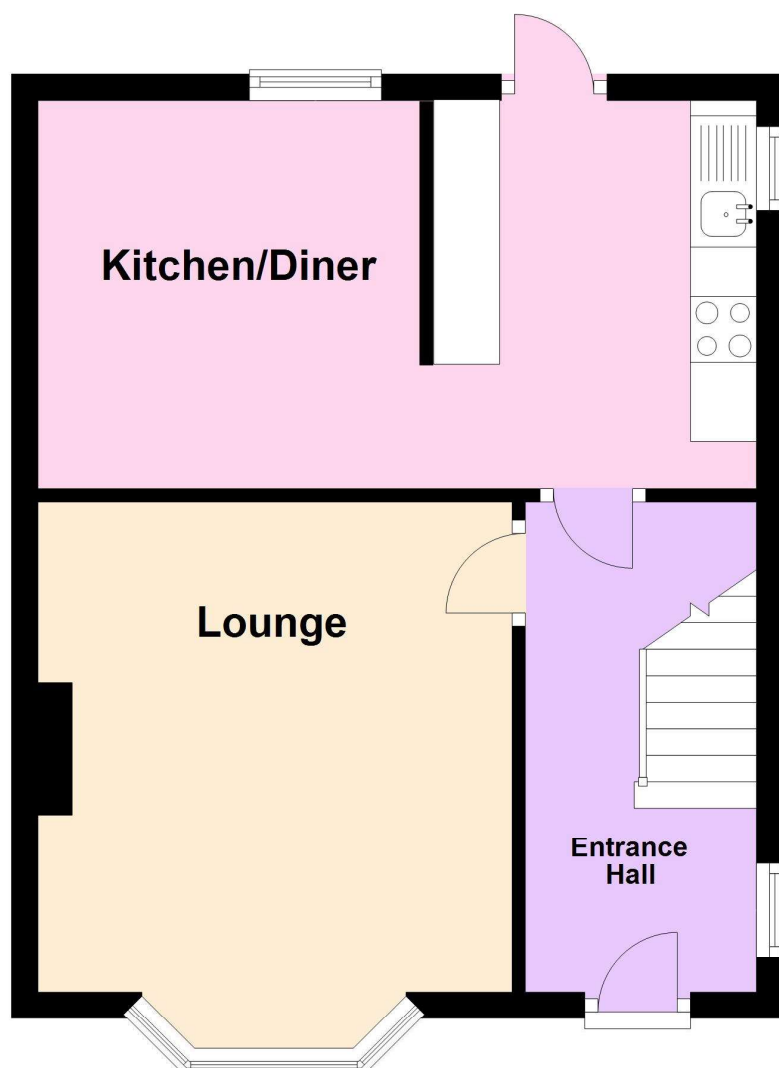


- Quality location
- Amenities and M1 on the doorstep
- 1930's semi detached house
- Open plan dining kitchen
- Huge south facing rear garden
- Three bedrooms
- Driveway to the front

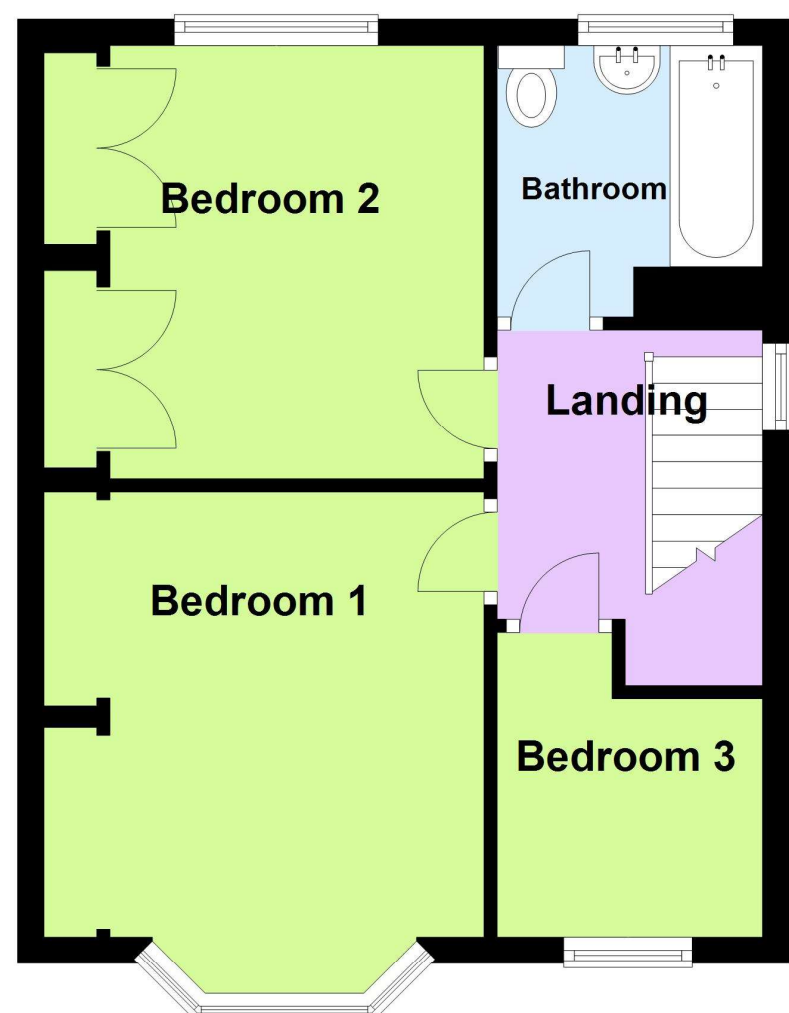
### Disclaimer

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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