

Asking Price: £62,000

Beechwood Lodge, Doncaster Road,
Rotherham, South Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

Beechwood Lodge, Doncaster Road, Rotherham, South Yorkshire, S65

TOP FLOOR FLAT WITH LIFT ACCESS, STUNNING VIEWS TO THE SOUTH!, STUNNING VIEW TO THE NORTH! CLOSE TO CLIFTON PARK AND TOWN CENTRE, BALCONY, IMMACULATELY MAINTAINED COMMUNAL GROUNDS

A fantastic opportunity for first timers or retirees to acquire this one bedroom top floor flat which has spectacular views to both the front and rear. Including storage heating and double glazing to windows, the flat is set within this ever popular development within immaculately maintained grounds with communal parking areas. The accommodation briefly comprises, communal ground floor entrance lobby with lift to upper floors, entrance hall, lounge with balcony, kitchen, double bedroom and bathroom. Views to the south over Clifton Park and beyond with views to the north over industrial Rotherham and countryside. An absolute must view!

Communal Entrance Lobby With lift access to upper floors.

Kitchen 2.86 x 2.11. With fitted units, sink with mixer tap, rear window, plumbing for washer, space for fridge freezer, induction hob, electric oven with microwave above, and tiling to the sink and work surface area.

Entrance Hall With double glazed front door, storage heater and deep cylinder/store cupboard with immersion heater.

Balcony With fabulous views to the south over Clifton Park and beyond.

Lounge 5.11 x 3.24. With storage heater, and double glazed patio doors providing ample natural light and access to the balcony.

Bedroom 4.34 x 2.72. (Maximum measurements)
With front window, storage heater and fitted wardrobes.

Bathroom 2.25 x 1.67. With white suite comprising wc, wash basin and bath with electric shower. Fully tiled floor and walls.

Outside There are immaculately maintained communal grounds and communal parking areas.



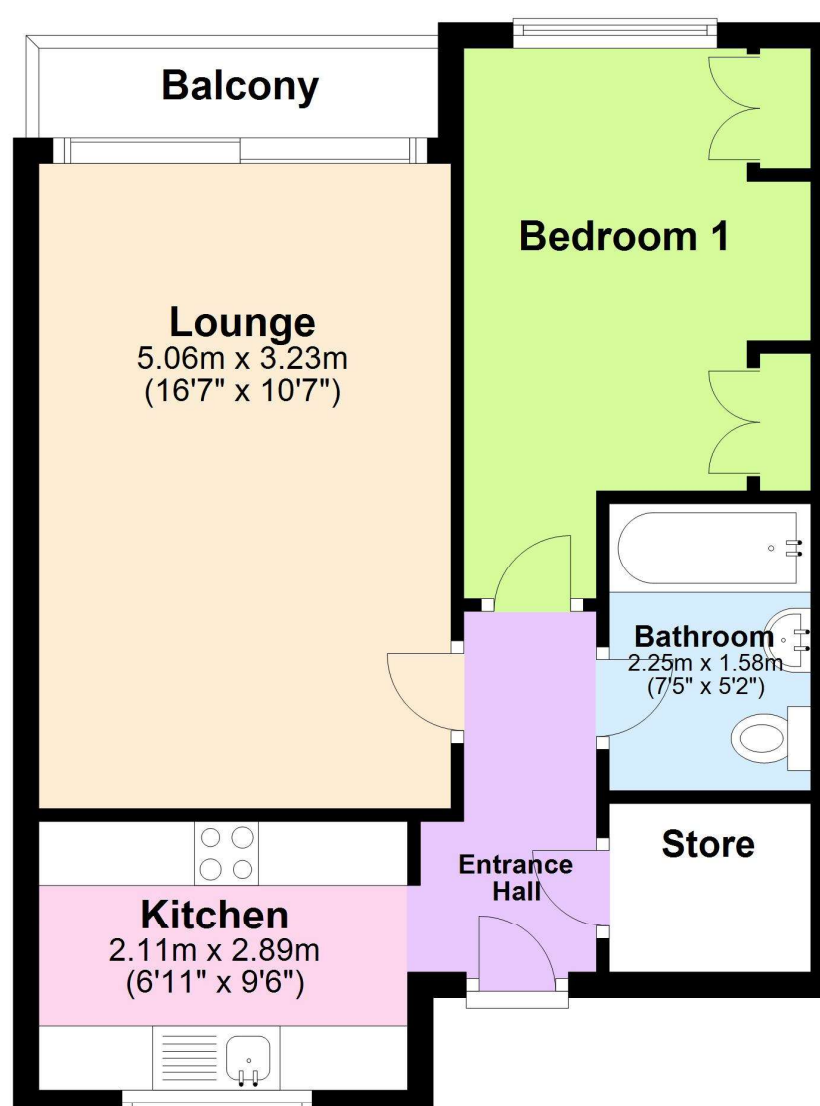
- Top floor flat
- Stunning views
- Lift access
- One bedroom
- Balcony
- Double glazing and electric heating
- Communal grounds and parking

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

Approx. 43.5 sq. metres (468.5 sq. feet)



Total area: approx. 43.5 sq. metres (468.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.