

Leasehold

Asking Price: £115,000

Garden Close, Rotherham, South
Yorkshire, S60



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GREAT LOCATION! GROUND FLOOR, TWO BEDROOM APARTMENT, ALLOCATED PARKING. PERFECT FOR FIRST TIMERS AND INVESTORS!

A recently redecorated, two bedroom ground floor apartment in this sought after, convenient location. The property is perfectly located for a range of amenities including Rotherham hospital and the M1 motorway network and would suit first timers and investors alike. The well presented accommodation briefly comprises an entrance hallway, lounge, fitted kitchen, two bedrooms and a bathroom. Externally, there are communal gardens and an allocated parking space. Viewing is a must! Call Lincoln Ralph today!

Entrance Hall Entrance door to communal hallways and an airing cupboard. Doors open to the lounge, bedrooms and bathroom.

Lounge 4.63 x 3.11. Front facing UPVC double glazed bay window, coving to the ceiling and an electric heater. A door opens to the kitchen.

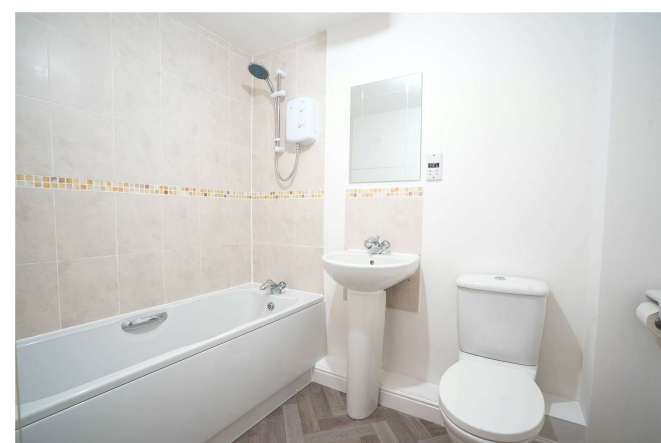
Kitchen 3.85 x 1.61. Fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring ceramic hob and electric oven with modern extractor hood over, plumbing for a washing machine and space for a fridge freezer. Having tiling to splashback height along with a front facing UPVC double glazed window.

Bedroom 1 3.45 x 3.11. (The first measurement increases to 4.10) Having a built in wardrobe, electric heater and a rear facing UPVC double glazed window.

Bedroom 2 2.91 x 2.11. Rear facing UPVC double glazed window and an electric heater.

Bathroom 2.32 x 1.71. Fitted with a white suite comprising a panelled bath with shower over and tiling to ceiling height, low flush WC and a wash hand basin with tiling to splashback. In addition, there is an extractor fan and shaver point.

Outside There are communal gardens that are mainly laid to lawn. In addition, there is an allocated parking space.

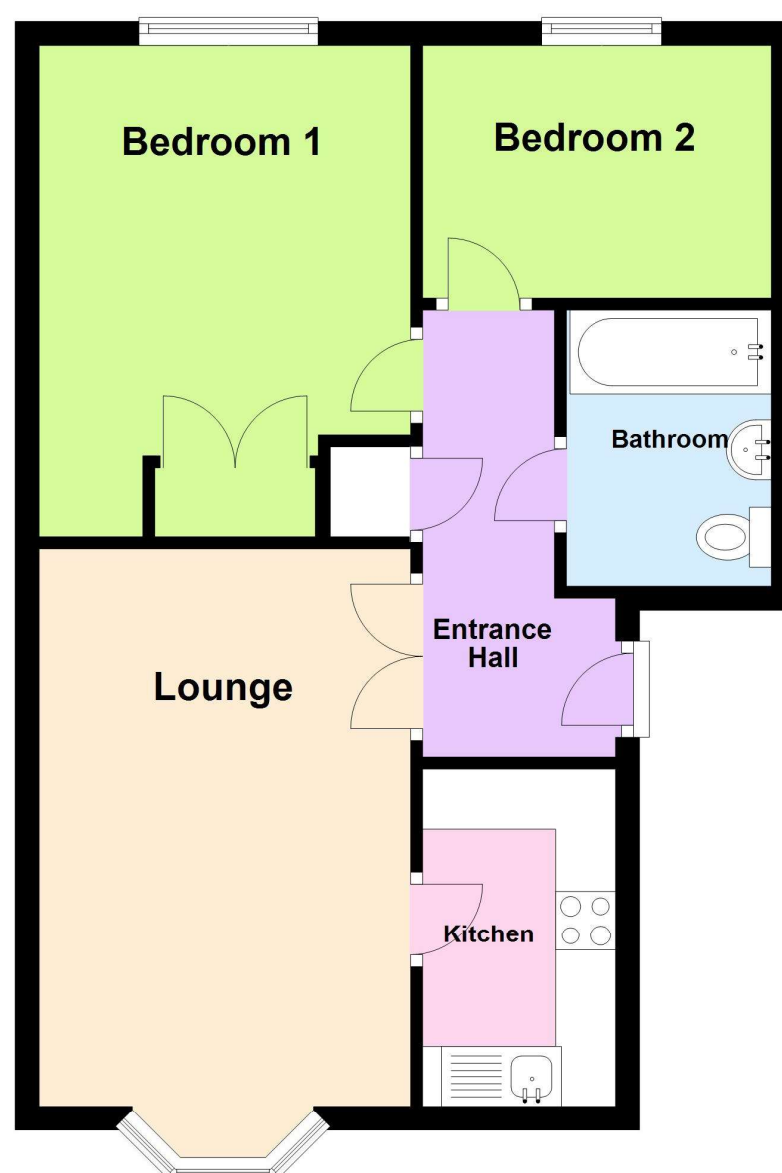


- Ground floor apartment
- Two bedrooms
- Sought after location
- Convenient position
- Perfect for first timers and investors
- Close to Rotherham hospital and M1
- Allocated parking
- Recently redecorated
- Viewing is a must!

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



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