

Freehold

Asking Price: £185,000

The Grange, Scholes, Rotherham,
South Yorkshire, S61



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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FIRST TIMERS AND INVESTORS TAKE NOTE! A TWO BEDROOM SEMI DETACHED HOME IN THIS SOUGHT AFTER, CUL DE SAC LOCATION, DRIVEWAY, FRONT AND REAR GARDENS, VIEWING IS A MUST!

Enjoying a position within a cul de sac in this sought after area and being of possible interest to first timers and investors is this well presented two bedroom semi detached home. The property is well placed to access the M1 motorway network along with the Meadowhall shopping centre. The accommodation briefly comprises a kitchen diner and lounge. To the first floor is a landing, two bedrooms and a bathroom. Outside, there are gardens to the front and rear along with off road parking being provided by a driveway. Viewing is a must! Call Lincoln Ralph today to avoid disappointment!

Kitchen Diner 3.53 x 3.36. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring gas hob and electric oven with extractor hood over, built in washing machine and integrated fridge and freezer. Having tiling to splashback height, downlights to the ceiling, front facing UPVC double glazed window and a radiator. A side facing composite entrance door opens to the driveway. A door opens to the lounge.

Lounge 4.42 x 3.56. Having a modern wall mounted electric fire, wood effect laminate flooring and a radiator. There are rear facing UPVC double glazed French doors along with stairs rising to the first floor landing.

Landing Doors open to the bedrooms and bathroom.

Bedroom 1 3.58 x 3.47. Coving to the ceiling, rear facing UPVC double glazed window, cupboard and a radiator.

Bedroom 2 3.37 x 1.99. Front facing UPVC double glazed window, cupboard and a radiator.

Bathroom 2.47 x 1.99. Fitted with a white suite comprising a panelled bath with shower screen and shower over, wash hand basin and a low flush WC. Having tiling to the walls, downlights to the ceiling, front facing UPVC double glazed window and a heated chrome towel rail.

Outside Off road parking is provided by a driveway to one side. At the front is a lawned garden. To the rear is a generous, enclosed garden that enjoys a block paved patio overlooking a lawn.

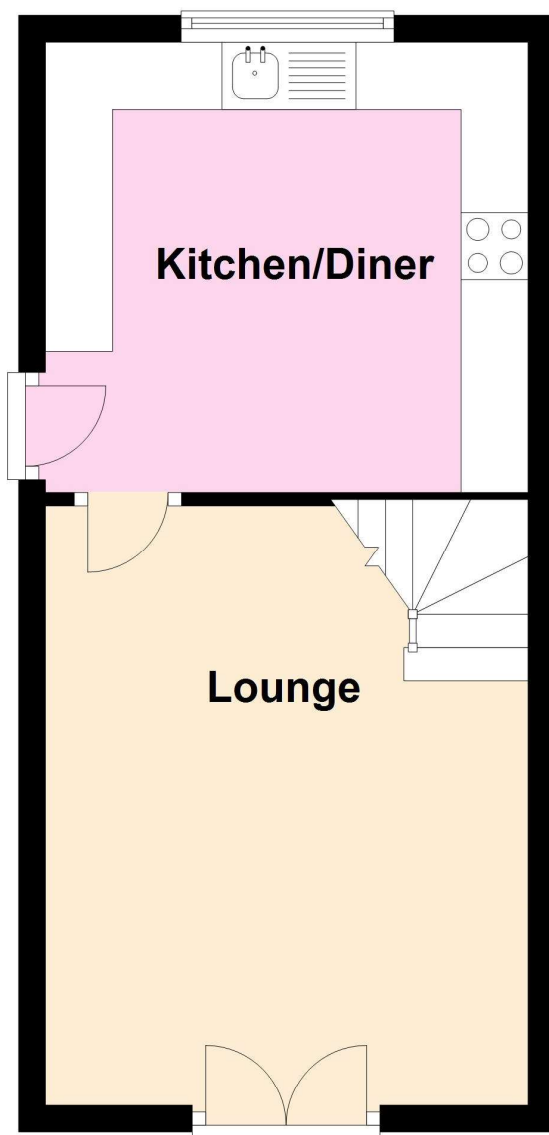


- Two bedroom semi detached
- Cul de sac position
- Sought after location
- Perfect for first timers!
- Driveway
- Front & rear gardens
- Short drive to M1
- Viewing is a must!

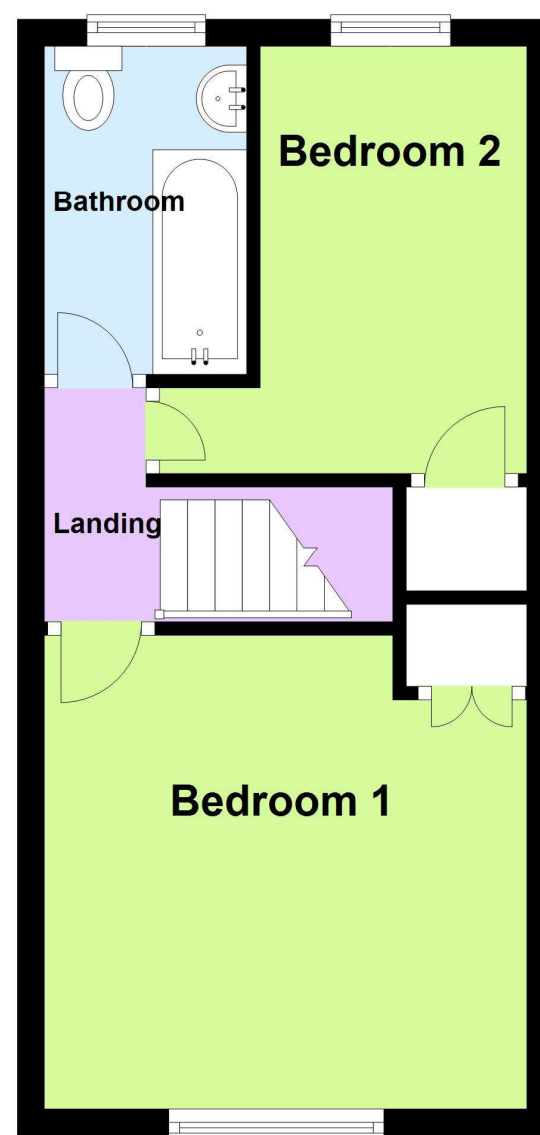
Disclaimer

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



First Floor



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