



6 Longfellow Fold, Rotherham, S65 2NY

**£125,000**

OFFERED FOR SALE ON A 75% SHARED OWNERSHIP BASIS IS THIS MODERN TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED ON A SMALL CUL-DE-SAC.

The Bungalow offers Gas central heating, uPVC double glazing and allocated parking, the accommodation comprises: Entrance Hall, Lounge, fitted Kitchen, two Bedrooms and Shower/Wet room. Longfellow Fold is located off Middle Lane South and is within 5 minutes drive from the Town Centre.



## HALL



With composite entrance door, radiator and two built-in storage cupboards

## LOUNGE 12'1" x 14'5" (3.7m x 4.4m)



With radiator and uPVC window

## KITCHEN 7'6" x 12'5" (2.3m x 3.8m)



With a range of fitted base and wall units incorporating

an inset stainless steel sink, integrated electric hob and oven with extractor hood. Fitted breakfast bar with radiator beneath. Space and plumbing for washing machine. 'Worcester' gas combi boiler, rear facing uPVC window and composite door.

## BEDROOM ONE 10'6" x 13'6" (3.21m x 4.12m)



With radiator and rear facing uPVC window and double doors opening into the Bathroom

## BEDROOM TWO



With radiator and uPVC window

## BATHROOM/WETROOM 10'9" x 6'9" (3.3m x 2.07m)



With walk-in shower enclosure, vanity wash basin and W.C. Radiator and uPVC opaque window

## OUTSIDE

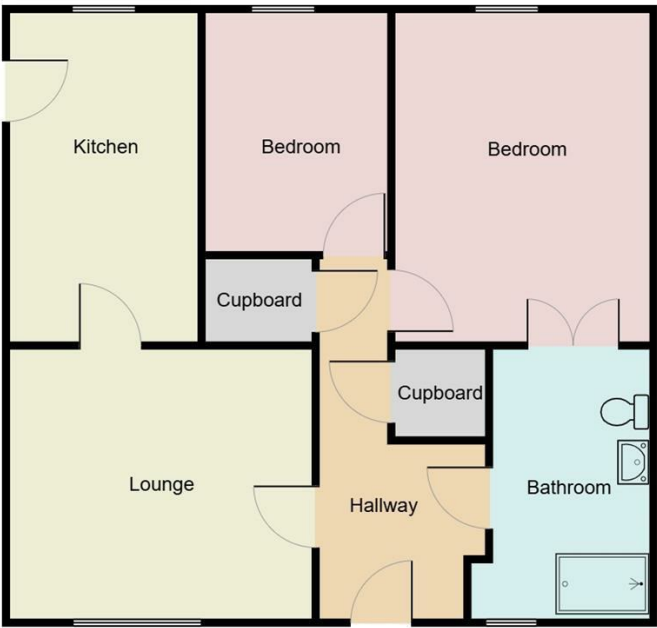


To the front of the Bungalow is a built-in store and allocated car parking space whilst to the rear is a lawned garden

## MATERIAL INFORMATION



Floor Plan

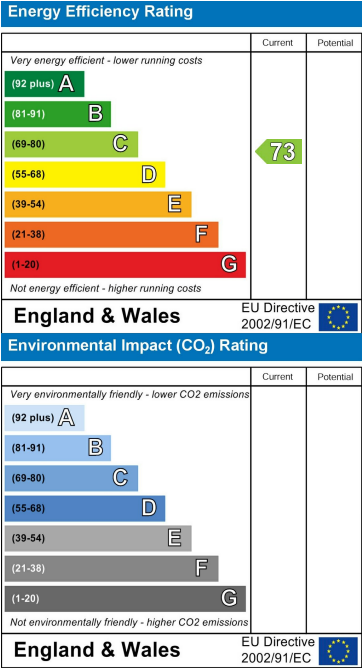


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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