



25 Grayson Road, Wingfield, Rotherham, S61 4HH

**Offers In The Region Of £165,000**

A particularly well appointed and presented THREE BEDROOMED SEMI DETACHED HOUSE which offers spacious accommodation complemented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, FITTED KITCHEN, CONSERVATORY AND GARAGE TO THE REAR. The property is situated on the very fringe of the estate with easy access to Rotherham town centre. The accommodation briefly comprises: Hall, Lounge, fitted Kitchen/Dining Room, Conservatory, side entrance Lobby/Utility, three Bedrooms and Bathroom with separate W.C. There is an enclosed rear garden with parking and Garage.



## FRONT ENTRANCE HALL

With uPVC door, radiator and small under stairs cupboard

## LOUNGE



With front facing uPVC window, radiator, laminate flooring and uPVC patio doors opening into the Conservatory

## CONSERVATORY



With uPVC windows and double doors opening into the rear garden, radiator.

## KITCHEN/DINING ROOM

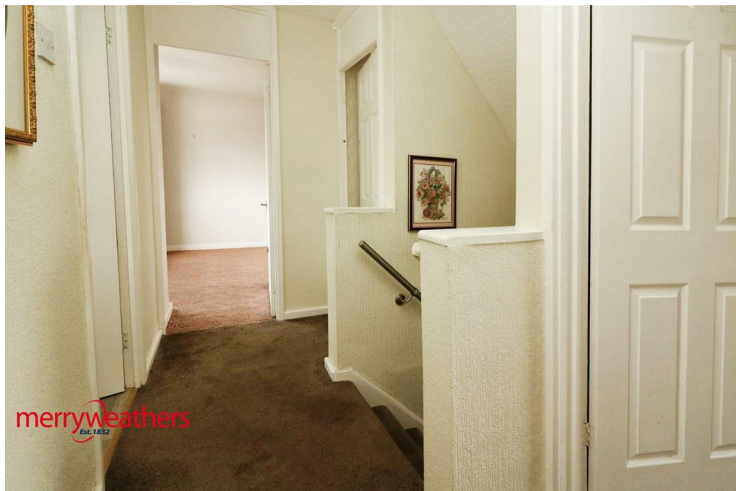


Having an extensive range of base and wall units with inset sink set beneath the rear facing uPVC window. Integrated electric hob with high level extractor hood and electric oven to one side. Glazed rear door opening into the Conservatory and side facing uPVC door.. Double panelled radiator and front facing window in the Dining area.

## SIDE ENTRANCE LOBBY/ UTILITY ROOM

With plumbing for washing machine.

## FIRST FLOOR LANDING



## FRONT BEDROOM



Having two uPVC windows, radiator and built-in wardrobes with additional cupboard housing the gas central heating boiler. Laminate flooring

## FRONT BEDROOM



With radiator, uPVC window and built-in wardrobe

## REAR BEDROOM



With radiator, uPVC window and storage cupboard

## BATHROOM



Comprising a panelled bath with mixer tap shower attachment, vanity wash basin, radiator and uPVC opaque window

## SEPARATE W.C.

With low suite suite, vanity wash basin, radiator and uPVC opaque window.

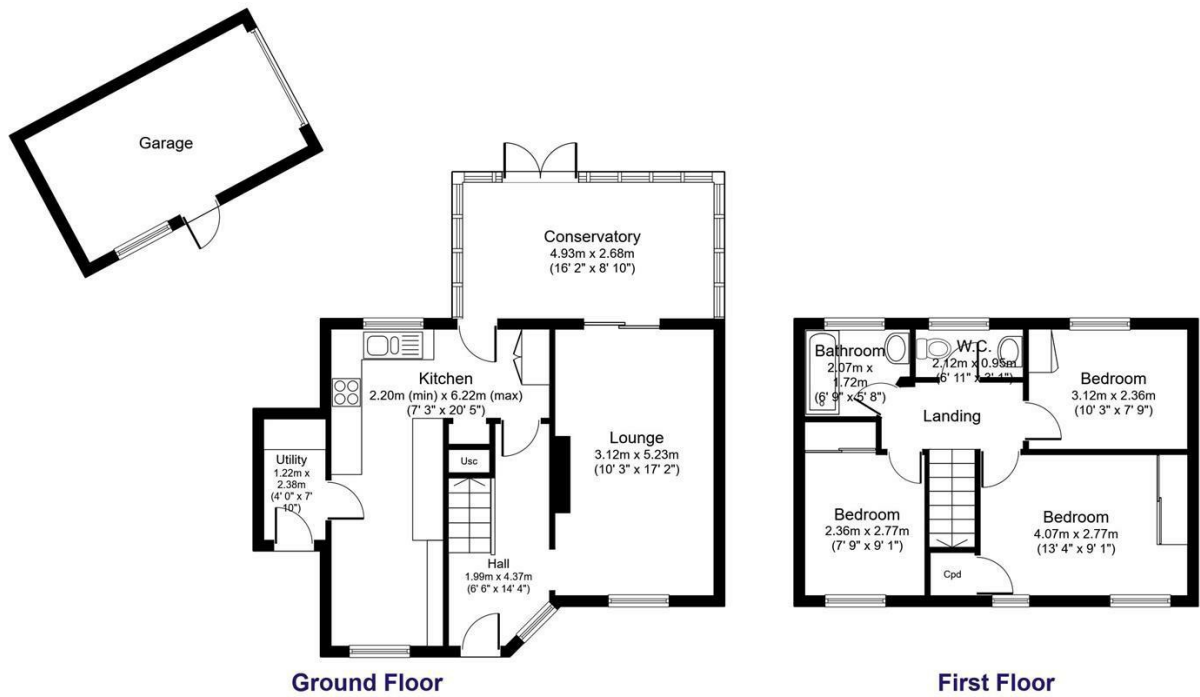
## OUTSIDE

Lawned front garden whilst to the rear is an enclosed garden with double gates opening onto a paved hardstanding with Garage to one side.

Floor Plan

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Total floor area 99.7 sq.m. (1,073 sq.ft.) approx (Excluding Garage)



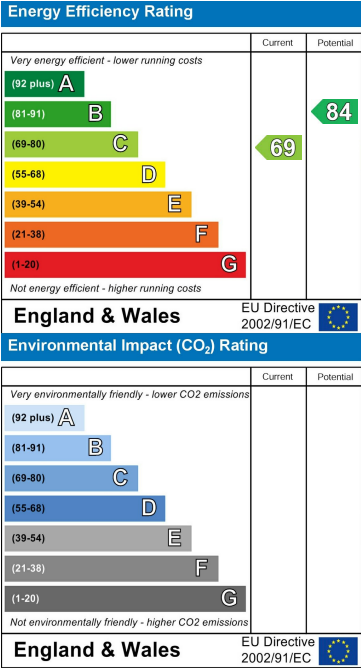
Floor plans are for identification purposes only. All measurements are approximate.

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Area Map



Energy Efficiency Graph



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