



100 Laudsdale Road, East Herringthorpe, Rotherham, South Yorkshire, S65 3NT

**Offers In The Region Of £170,000**

Three bedroom semi detached property which is well presented throughout with a modern kitchen and bathroom that will be ideal for a first time buyer looking to get on the property ladder. The property is move in ready and offers a generous garden to enjoy for the summer.

Accommodation is set over two floors and briefly comprises; hall, ground floor w.c, living room, dining room, kitchen, first floor landing, three bedrooms and bathroom. Externally is a front garden and generous rear garden.

The property is located on an established development being only a moments drive from the nearby Asda Superstore whilst Rotherham town centre is also within five minutes drive.



## Hall



Double glazed entrance door to the side, carpet flooring, chrome central heating radiator, ceiling light, stairs to the first floor with storage below and doors to access the living room and kitchen.

## Living Room 11'5" x 13'1" (3.5m x 4.0m)



Double glazed window to the front, laminate flooring, central heating radiator, coving, ceiling light with ceiling rose and a door which leads through to the dining room.

## Dining Room 8'10" x 11'9" (2.7m x 3.6m)



Double glazed French doors which open out to the rear garden, laminate flooring, central heating radiator, ceiling light and a door to access the kitchen.

## Kitchen 8'6" x 12'9" (2.6m x 3.9m)



Fitted kitchen which has a range of wall and base units, worktops, complimentary wall tiles, electric oven, four ring hob with extractor above, composite sink and drainer with a mixer tap, integrated fridge/freezer, plumbing for a washing machine and dishwasher, laminate flooring, central heating radiator, ceiling light, double glazed window and a double glazed entrance door.

## Ground Floor W.C



Low level w.c, vanity wash basin, tiled floor and walls, ceiling light and a double glazed privacy window.



## Landing



Carpet to the stairs and landing, double glazed window to the side, ceiling light, useful storage cupboard, doors to access the bedrooms and bathroom.

## Bedroom Three 7'10" x 9'2" (2.4m x 2.8m)



Double glazed window to the front, carpet flooring, central heating radiator, ceiling light and a useful storage cupboard.

## Bedroom One 9'6" x 13'1" (2.9m x 4.0m)



Double glazed window to the front, carpet flooring, central heating radiator, ceiling light and a useful storage cupboard.

## Bathroom



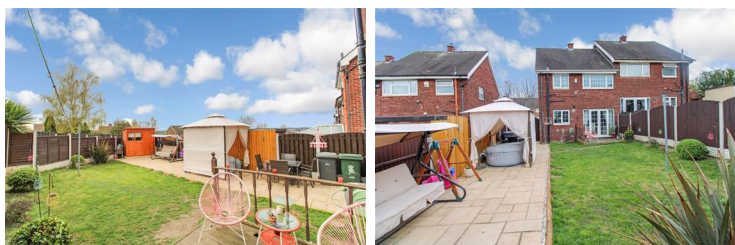
Bath with a folding glass screen and electric shower above, low level w.c, wash basin, tiled floor and fully tiled walls, chrome towel radiator, ceiling light and a double glazed privacy window.

## Bedroom Two 10'9" x 9'10" (3.3m x 3.0m)



Double glazed window to the rear, carpet flooring, central heating radiator, ceiling light and a useful storage cupboard.

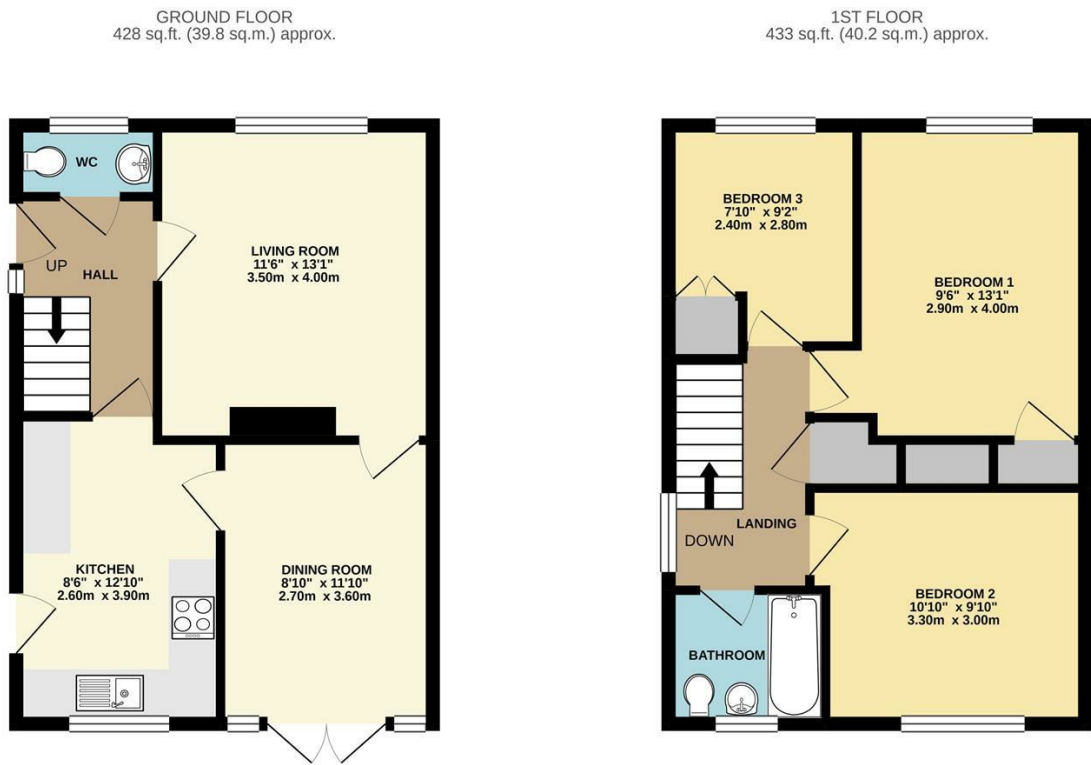
## Outside



To the front is an enclosed garden which has an entrance gate, lawn, flower beds and a path down the side of the property with a gate to the rear.

To the rear is a generous enclosed garden which features a lawn, decked seating area, paved patio and a garden shed.

Floor Plan



TOTAL FLOOR AREA : 861 sq.ft (80.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

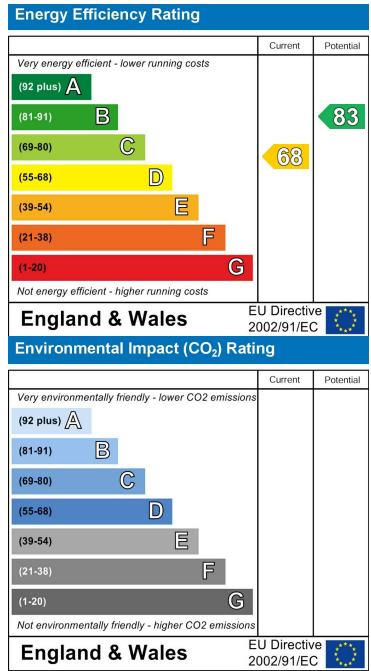
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Area Map



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Energy Efficiency Graph



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Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG

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