



3 Millais Rise, Flanderwell, Rotherham, S66 2XW

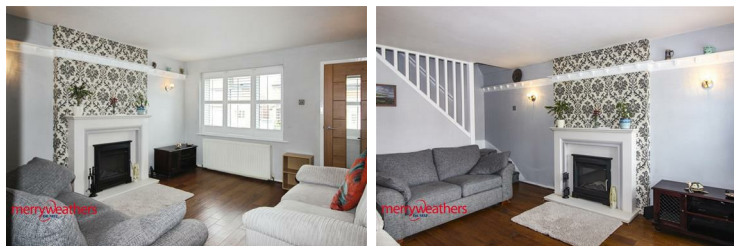
**Offers Around £150,000**

A viewing is highly recommended of this well maintained two bed roomed semi detached property, offered with no vendor chain. Comprising of entrance porch, lounge, fitted kitchen, two bedrooms, one with fitted wardrobes and bathroom. Driveway to detached garage. Front & rear gardens. Located in the popular suburb of Flanderwell, close to Schools, shops and local transport networks.

### Entrance Porch

UPVC entrance door opens to porch with UPVC window and door opens to lounge.

### Lounge 16'6" x 11'9" (5.04m x 3.60m)



Well presented lounge with focal point fire place with surround and electric fire. Front UPVC double glazed window. Gas central heating radiator. Stairs rise to first floor. Doors to understairs storage and kitchen.

### Kitchen 11'9" x 6'5" (3.60m x 1.96m)



With fitted kitchen units and work surfaces. Partial tiling. Built in electric over, hob and extractor fan. Space for fridge/ freezer and washing machine with plumbing. Gas central heating radiator, UPVC rear window and UPVC rear door leading to rear garden.

### First Floor

Stairs rise to first floor landing, with doors leading to bedrooms and bathroom. Loft access with loft ladder, partially boarded loft with power and lighting.

### Bedroom One 11'9" x 6'5" (3.60m x 1.97m)



Rear UPVC double glazed window and gas central heating radiator.

### Bedroom Two 9'8" x 8'10" (2.95m x 2.71m)



Front UPVC double glazed window, gas central heating radiator. Built in wardrobes.

### Bathroom 8'5" x 4'0" (2.57m x 1.24m)



White suite comprising bath, sink unit and low flush W.C. heated towel rail. Rainfall shower over bath. Splashback panelling to walls. Side UPVC window.

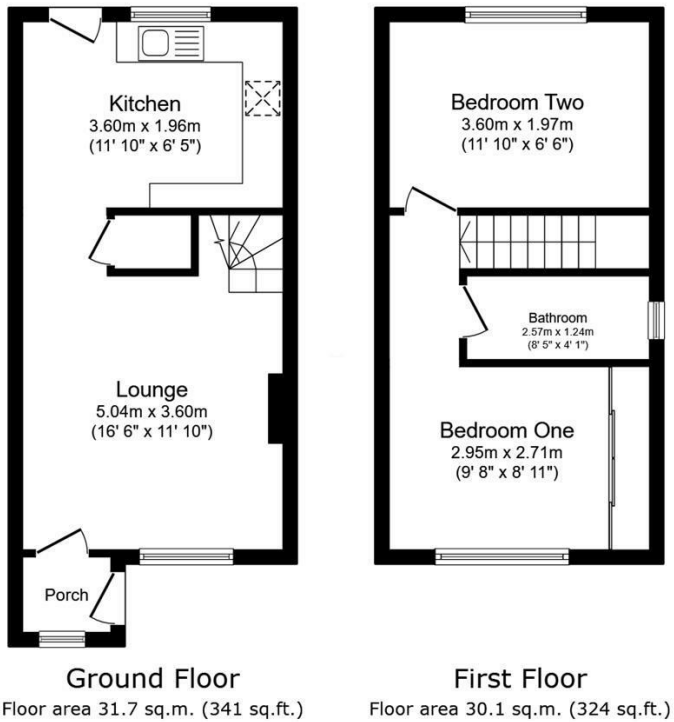
### Outside



Small front garden, with driveway to side, with gated access leading to detached garage and rear enclosed well maintained garden, mainly laid to lawn, shrubs and patio area.

### Material Information

Floor Plan



Total floor area: 61.7 sq.m. (664 sq.ft.)

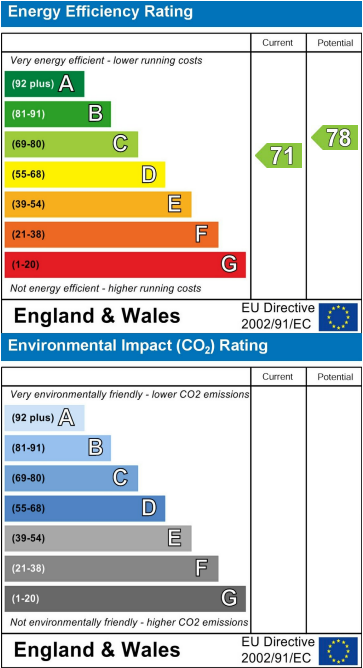
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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