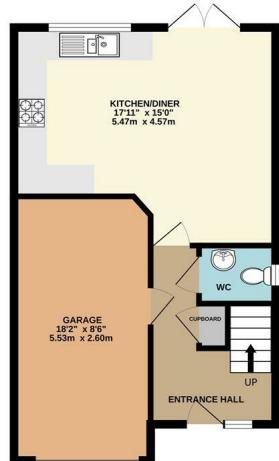
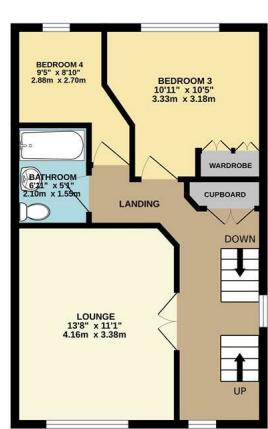


GROUND FLOOR  
513 sq.ft. (47.6 sq.m.) approx.



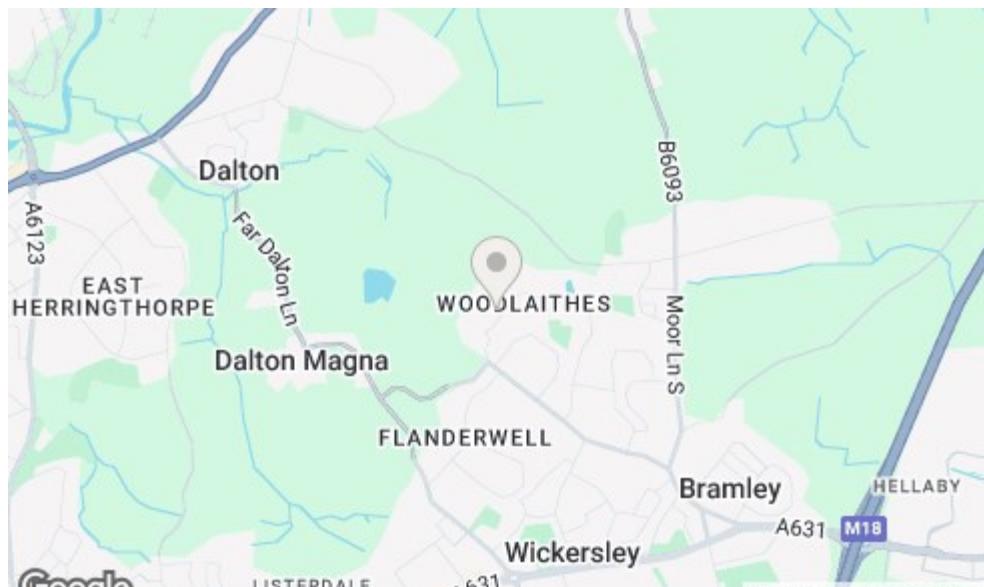
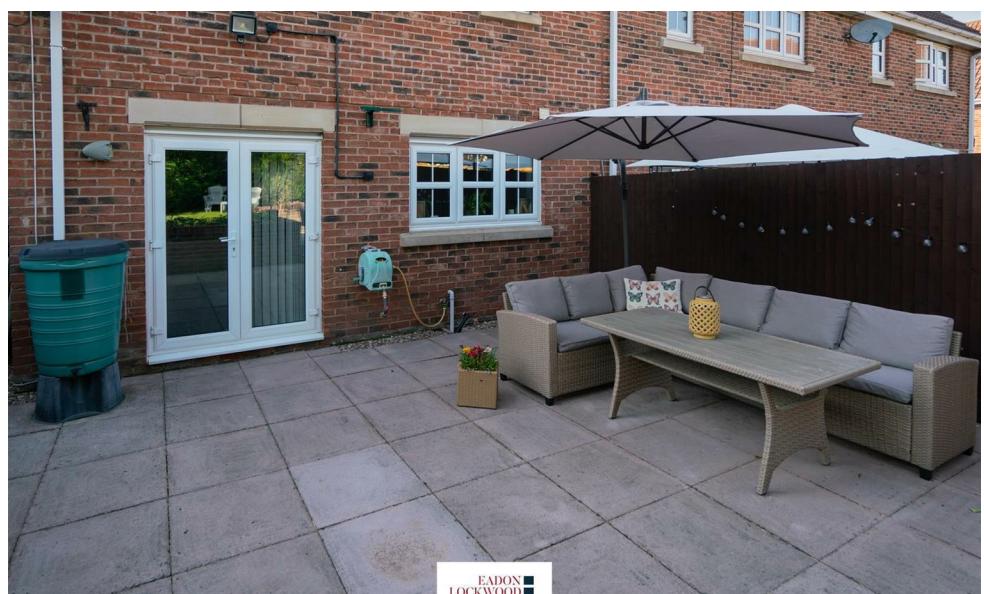
1ST FLOOR  
465 sq.ft. (43.2 sq.m.) approx.



2ND FLOOR  
374 sq.ft. (34.7 sq.m.) approx.



TOTAL FLOOR AREA: 1351 sq.ft. (125.5 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 not be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**EADON**  
**LOCKWOOD**  
**& RIDDLE**  
ESTD 1840

**EADON**  
**LOCKWOOD**  
**& RIDDLE**  
ESTD 1840



12, Prominence Way, Rotherham, S66 3RZ

Guide Price £250,000

# 12 Prominence Way, Woodlaithe Village, Rotherham, South Yorkshire, S66 3RZ

## Description

Guide Price £250,000 - £265,000

ELR are delighted to offer to the open market this deceptively spacious 4 bedroom end town house which is situated within the ever popular & sought after Woodlaithe Village development.

Having been occupied by our vendors from new, this tastefully presented property enjoys accommodation over three floors with 2 bedrooms & a bathroom to the 1st floor & 2 further bedrooms & a shower room to the 2nd floor.

Upon entering the hallway, the open plan dining kitchen is at the end of the hallway, with stairs rising to the first floor & a courtesy door to the single integral garage. This dining kitchen is fitted with a comprehensive range of attractive wall, base & drawer units along with a concealed wall mounted combination boiler. There are rear facing French style doors giving access to the rear garden.

To the first floor is a double size bedrooms with fitted wardrobes along with a single bedroom. The house bathroom is fitted with a white 3 piece suite with mixer shower taps to the bath & half height tiling to the walls.

To the 2nd floor are two further double bedrooms & a shower room. This lovely modern suite enjoys natural daylight from the velux window.

Fronting the property is a driveway providing off road vehicular parking &

in turn leading to the single garage. To the side of the property is a

footpath leading to the rear garden. This enjoys a good size flagged patio

area & lawned garden beyond.

The property is just a few hundred yards away from the convenience store upon Woodlaithe along with the children's nursery, hairdresser &

Woodman public house. Upon nearby Flanderwell Lane is the Bramley

Sunnyside J&I School & on this road are also bus services to Wickersley

& the town centre respectively.

Early viewing highly recommended.

- A well presented 4 bedroom end town house situated over 3 floors
- 3 double bedrooms & a single bedroom
- Ground floor WC & access to garage from hallway
- Bathroom to 1st floor, Shower room to 2nd floor
- Front driveway providing off road parking & single garage
- Lovely mature rear enclosed garden with spacious flagged patio area
- Fantastic opportunity for the growing family
- Close to good J&I Schools
- Internal inspection highly recommended
- Freehold. Council Tax band C



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LOCKWOOD



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