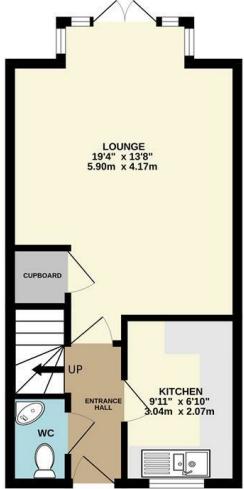
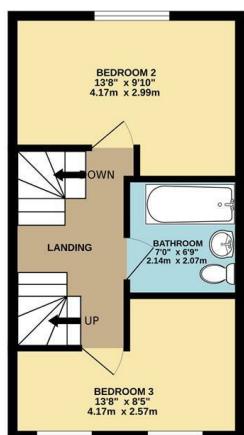


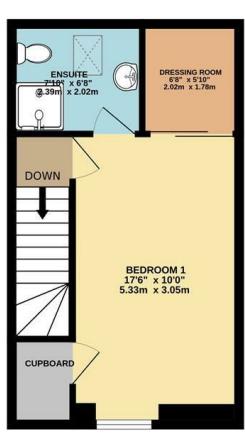
GROUND FLOOR
365 sq.ft. (33.9 sq.m.) approx.



1ST FLOOR
345 sq.ft. (32.1 sq.m.) approx.



2ND FLOOR
324 sq.ft. (30.1 sq.m.) approx.



TOTAL FLOOR AREA - 1034 sq.ft. (96.1 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other features are approximate. The 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 condition can therefore be given.
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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



4, The Mount, Rotherham, S66 3XU

Guide Price £220,000

4 The Mount, Sunnyside, Rotherham, S66 3XU

GUIDE PRICE £220,000 - £230,000

Welcome to Your New Home!

Located on the highly desirable Woodlaithes Estate, this delightful THREE BEDROOM MID TOWN HOUSE is perfect for investors, first-time buyers, and growing families alike. Its prime location offers easy access to The Woodman Pub, local amenities, and convenient transport links, ensuring you have everything you need within walking distance.

The property features a rear garage and driveway, providing ample parking space. With accommodation spread over three floors, this home offers plenty of living space for a growing family.

The ground floor consists of a modern fitted kitchen equipped with ample wall and base units, an integrated oven, and gas hob. Adjacent to the kitchen is a spacious lounge diner with French doors that open to the enclosed rear garden and patio, perfect for children to play or family gatherings. For added convenience, there is also a downstairs WC.

Venture upstairs to the first floor to find two double bedrooms, one boasting fitted wardrobes for additional storage and convenience and a lovely family bathroom with a pristine white three-piece suite and a shower over the bath.

The top floor is dedicated to the Master bedroom, which is a highlight of the property. This room boasts spacious fitted wardrobes and a fabulous ensuite, adding convenience and a touch of luxury.

Outside, a well-maintained front lawn sets a welcoming tone, while the enclosed rear garden beckons for al fresco dining on the patio, perfect for outdoor activities and gatherings. It also provides access to the single garage and driveway.

Adding to its appeal, this house is in the catchment area for the highly regarded Wickersley Academy, making it an excellent choice for families.

Don't miss the opportunity to make this inner town house on the sought-after Woodlaithes estate your new home. With its blend of modern amenities, stylish interiors, and convenient location, this property is sure to capture your heart.

Don't miss out—call us today before it's gone!

- FABULOUS THREE BEDROOM INNER TOWN HOUSE
- PERFECT FOR COUPLES AND YOUNG FAMILIES
- ATTRACTIVE MODERN FITTED KITCHEN
- POPULAR LOCATION
- DOWNSTAIRS WC
- MASTER BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- BURGLAR ALARM SYSTEM
- GARAGE AND DRIVEWAY TO THE REAR
- CATCHMENT FOR WICKERSLEY ACADEMY
- EARLY VIEWING HIGHLY RECOMMENDED

