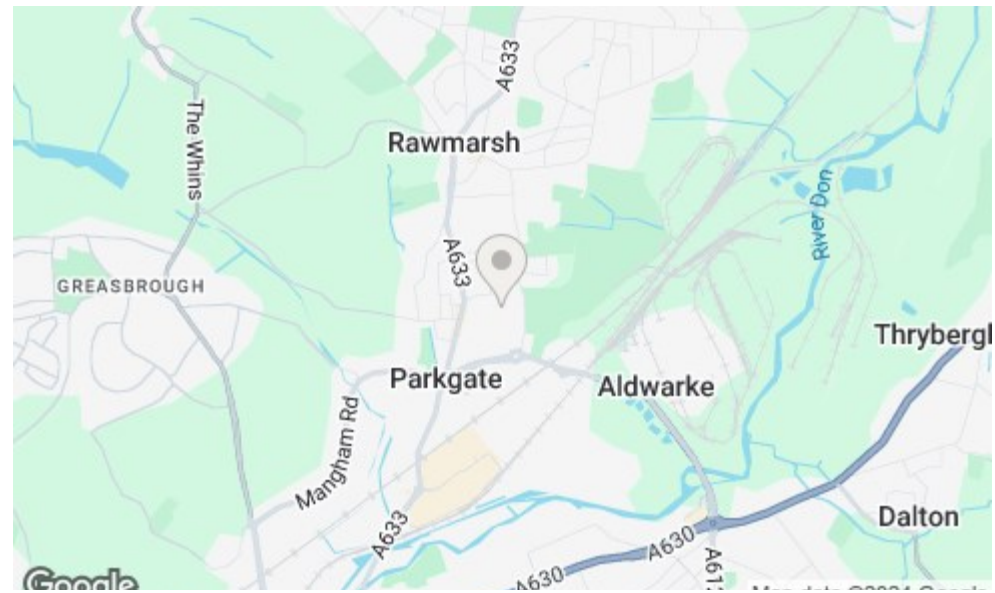


TOTAL FLOOR AREA: 1416 sq.ft. (131.6 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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89, France Street, Rotherham, S62 6BL

Offers In The Region Of £220,000

89 France Street, Parkgate, Rotherham, S62 6BL

Description
Welcome to this beautifully presented four-bedroom end-terrace property, perfectly situated at the top of France Street, close to local amenities, transport links, and the popular Parkgate Retail Park. Offering superb family living spread across three generous floors, this home seamlessly combines comfort, style, and practicality.

As you step inside, you're greeted by a welcoming hallway that leads to a bright, open-plan kitchen diner. This space is seamlessly integrated with a cosy sitting area, creating the ideal hub for family gatherings. The modern kitchen is equipped with an integrated oven and offers space for a washer, dryer, and fridge freezer. Patio doors not only flood the area with light but also provide access to the beautifully landscaped rear garden, enhancing the flow between indoor and outdoor living.

Adjacent to the kitchen, a converted garage has been transformed into a stylish bar, offering a fantastic space for entertaining guests. Completing the ground floor is a convenient downstairs WC.

Heading to the first floor, you'll find a spacious lounge, bathed in natural light through Juliet-style doors—perfect for relaxation or hosting guests. The master bedroom is also located on this floor, complete with a modern En-suite, offering added privacy and comfort.

On the second floor, there are three additional bedrooms, each tastefully decorated and offering flexible space for family, guests, or a home office. A modern family bathroom with a bath, shower, and contemporary fittings completes this level.

Outside, the front of the property features a driveway providing off-road parking. To the rear, the landscaped garden provides a tranquil escape, complete with a patio area perfect for outdoor dining or relaxation. A practical shed at the garden's end adds extra storage.

Located within a modern development, this home is ideally positioned close to schools, parks, and transport links, making it an excellent choice for family living.

Don't miss your chance to make this stunning property your next family home. Contact us today to arrange a viewing and discover all that it has to offer.

- FOUR BEDROOM END TERRACE
- DELIGHTFUL FAMILY PROPERTY
- OPEN PLAN KITCHEN DINER WITH SITTING AREA
- CONVERTED GARAGE TO CREATE A HOME BAR
- DOWNSTAIRS WC
- EN-SUITE TO MASTER BEDROOM
- FABULOUS REAR GARDEN
- LANDSCAPED REAR GARDEN WITH PATIO AREA
- FREEHOLD / TAX BAND C
- EARLY VIEWING IS HIGHLY RECOMMENDED

