



## 12 Markfield Drive

Flanderwell, Rotherham, S66 2JD

**Guide price £220,000**



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GUIDE PRICE £220,000-£230,000

**NO CHAIN!** This three bedroom detached property is ideal for a family. Including, lounge, dining kitchen, bathroom, three bedrooms, garage, driveway, front and rear gardens.

Situated in the popular residential area of Flanderwell amenities such as reputable schools, restaurants, pubs, doctors are all within walking distance. The Tanyard shopping centre is also close by providing supermarkets, more independent stores and places to eat.

The motorway links are also ideal for commuters with the m1 and m18 junctions being a short drive away.

FREE HOLD

### Entrance Hallway

External door into the hallway. Stairs to the first floor landing and door into the lounge.

### Lounge

Front facing window. Open plan space leading into the dining kitchen.

### Dining Kitchen

Wall and base units with integral washing machine, fridge freezer, oven, hob with extractor fan, sink with drainer. Breakfast bar with space for stools. Rear facing double patio doors and window. Side facing external door leading to the side of the house.

### Bedroom One

Rear facing window. Space for a double bed and wardrobes.

### Bedroom Two

Front facing window. Space for a double bed and wardrobes.

### Bedroom Three

Front facing window. Space for a bed.

### Bathroom

Rear facing window. WC, bowl sink on top of vanity storage unit, bath with shower over.

### Garage

Up and over door.

### Exterior

To the front of the property there is a lawn and driveway for two cars. There is a car port leading to the garage. The rear garden consists of a patio and lawn with shrubbery borders.



## Road Map



## Hybrid Map



## Terrain Map



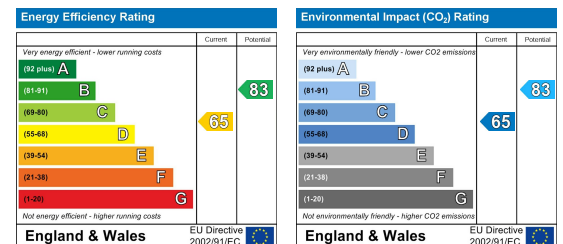
## Floor Plan



## Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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