



**Westleigh Doncaster Road, Thrybergh Rotherham S65 4AA**



**welcome to**

**Westleigh Doncaster Road, Thrybergh Rotherham**

£120,000-£130,000 - MORE THAN MEETS THE EYE - Offered to market is this three bedroom semi detached property providing spacious family living. Boasting well presented accommodation throughout with three reception rooms, a utility & downstairs W.C...CALL TO VIEW NOW!!!



### **Lounge**

14' into bay window x 12' 5" into chimney breast recess ( 4.27m into bay window x 3.78m into chimney breast recess )

Having a front facing double glazed bay window, a central heating radiator and a feature fireplace.

### **Dining Room**

12' 4" into chimney breast recess x 12' 10" to maximum point ( 3.76m into chimney breast recess x 3.91m to maximum point )

Having a rear facing double glazed window, a central heating radiator and providing access to the cellar.

### **Kitchen**

7' 3" x 12' ( 2.21m x 3.66m )

Fitted with wall and base units and worktops housing the sink & drainer with space for a cooker & a fridge/freezer. Having a side facing double glazed window & door. Off from the Kitchen is a utility/storage room having space & plumbing for a washing machine.

### **Day Room**

13' 10" to maximum point x 7' 5" to maximum point ( 4.22m to maximum point x 2.26m to maximum point )

Having a side facing double glazed window and a single glazed door.

### **Landing**

Having a central heating radiator and providing entry to the boarded out loft.

### **Bedroom One**

12' 11" to maximum point x 9' 2" into chimney breast recess ( 3.94m to maximum point x 2.79m into chimney breast recess )

Having a rear facing double glazed window, a central heating radiator and two built in storage cupboards.

### **Bedroom Two**

12' 5" to maximum point x 7' to maximum point ( 3.78m to maximum point x 2.13m to maximum point )

Having a front facing double glazed window and a central heating radiator.

### **Bedroom Three**

7' 4" to maximum point x 10' 10" plus window recess ( 2.24m to maximum point x 3.30m plus window recess )

Having a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath, a hand wash basin and a W.C.

Having a side facing double glazed obscured window and a central heating radiator.

### **Outside**

To the front is a pebbled yard.

To the rear is a long space with a lawn, a pebbled area, outdoor storage and electric points.



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**welcome to**

## **Westleigh Doncaster Road, Thrybergh Rotherham**

- Three bedroom semi detached property
- Spacious and well presented accommodation throughout
- Three reception rooms, kitchen, utility & downstairs W.C.
- Ideal family purchase - close to local amenities & transport links
- Long rear garden

Tenure: Freehold EPC Rating: E  
guide price

**£120,000-£130,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF114392 - 0005

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