



**Davis Street, East Dene Rotherham S65 2DP**

**welcome to**

**Davis Street, East Dene Rotherham**

£170,000-£180,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this three bedroom end terraced property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with three bathrooms & a generous sized rear patio...CALL TO VIEW!!!



### **Entrance Hall**

Having a side facing door and the stairs to the landing.

### **Lounge**

12' 11" into chimney breast recess x 15' 3" into bay window ( 3.94m into chimney breast recess x 4.65m into bay window )

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

### **Dining Room**

12' 11" x 13' 8" ( 3.94m x 4.17m )

Being open into the Kitchen having a rear facing double glazed window and a central heating radiator. Also providing access to the cellar.

### **Kitchen**

18' 11" x 8' 11" ( 5.77m x 2.72m )

Fitted with wall and base units & a kitchen island housing the integrated hob, the oven and the extractor fan with coordinating worktops housing the sink & drainer. There is also space for a fridge/freezer. Having three side facing skylights, a rear facing double glazed window and a central heating radiator.

### **Utility**

Having a side facing door leading to the rear of the property and space and plumbing for a washing machine.

### **Wet Room**

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

### **Landing**

Having a central heating radiator and the stairs leading to the second floor.

### **Bedroom One**

14' 4" into chimney breast recess x 13' ( 4.37m into chimney breast recess x 3.96m )

Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

### **Bedroom Two**

11' x 13' 9" ( 3.35m x 4.19m )

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

### **Bathroom**

Off from the second bedroom fitted with a bath with a shower over, a hand wash basin and a W.C. Having aside facing double glazed window and a central heating radiator.

### **Attic Room**

14' x 19' 3" into chimney recess + recess ( 4.27m x 5.87m into chimney recess + recess )

Having a front facing double glazed window and a built in storage cupboard.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a heated towel rail.

### **Basement**

A boarded and fully functional space fitted with a central heating radiator, electrics & spotlights to the ceiling,

### **Outside**

To the rear is a long, generous sized patio enclosed with fencing.



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## Davis Street, East Dene Rotherham

- Three bedroom end terraced property
- Ideal purchase for the FTB/small family buyer
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Generous sized rear patio

Tenure: Freehold EPC Rating: G

guide price

**£170,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114375 - 0006

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