



**Fenton Fields, Rotherham S61 3SU**



**welcome to**

**Fenton Fields, Rotherham**

£200,000-£210,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this beautifully presented three bedroom semi detached property making the ideal family purchase. Boasting spacious accommodation throughout with off road parking and a delightful rear garden...DON'T MISS OUT!!!



### Entrance Hall

Having a front facing double glazed door, a side facing double glazed window and a radiator.

### Lounge

13' 8" x 11' 8" ( 4.17m x 3.56m )

Having a front facing double glazed window, a radiator and gas fireplace.

### Kitchen / Diner

14' 11" x 9' 4" ( 4.55m x 2.84m )

Fitted with wall and base units housing the integrated hob, oven & extractor fan, the fridge/freezer and washing machine with worktops housing the sink & drainer. Having a rear facing double glazed window and French doors, a radiator and pantry.

### Landing

Having a side facing double glazed window, a built in storage cupboard and loft hatch.

### Bedroom One

8' 7" x 15' 9" into bay window ( 2.62m x 4.80m into bay window )

Having a front facing double glazed bay window, a radiator and fitted wardrobes providing hanging and storage space.

### Bedroom Two

9' 8" into recess x 8' 7" ( 2.95m into recess x 2.62m )

Having a rear facing double glazed window and a radiator.

### Bedroom Three

8' 11" into recess x 6' 2" into recess ( 2.72m into recess x 1.88m into recess )

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

### Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window, a radiator and spotlights.

### Outside

To the front of the property is a lawned garden and a drive providing off road parking.

To the rear of the property is an enclosed lawned garden and decked area.



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## **Fenton Fields, Rotherham**

- Three bedroom semi detached property
- Well presented & spacious throughout
- Ideal purchase of the FTB/family buyer
- Well placed to local amenities & transport links
- Off road parking

Tenure: Freehold EPC Rating: C

guide price

**£200,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115494 - 0003

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