



Doncaster Road, Clifton Rotherham S65 1DU

welcome to

Doncaster Road, Clifton Rotherham

£600,000 - PERFECT HOUSE, PERFECT LOCATION - Offered to market is this amazing EIGHT bedroom detached property built over four floors, boasting beautiful features throughout the property with off road parking and additional building to rear...DON'T MISS OUT!!!



Main Entrance Hall

Having a front facing door entering the hall featuring a tiled doorway with a radiator and staircase leading to the first floor.

Lounge

11' 9" into bay x 15' 11" into chimney breast recess (3.58m into bay x 4.85m into chimney breast recess)
Having a front facing bay sash window, a side facing window and two radiators.

Dining Room

19' 2" x 12' 10" into chimney breast recess (5.84m x 3.91m into chimney breast recess)
Having a large front facing bay sash window and two radiators.

Reception Room Three

17' 6" into bay x 15' 11" into chimney breast recess (5.33m into bay x 4.85m into chimney breast recess)
Having a rear facing bay window and door leading to the rear parking area, a side facing sash window, a radiator and a gas fire.

Kitchen

16' 9" into recess x 11' 11" (5.11m into recess x 3.63m)
Fitted with wall and base units with worktops housing the sink & drainer with space for a cooker.
Having two large rear facing double glazed windows allowing in plenty of natural light and a side facing door leading to the rear parking area.

Downstairs Wc

Being a partly tiled room fitted with a hand wash basin, a WC and a rear facing sash window.

Entrance Hall Two

Having a front facing door and a radiator and provides access to the Dining Room, Reception Room 4 & 5, the Cloakroom & the basement.

Cloakroom

5' 2" x 8' 3" (1.57m x 2.51m)
Having a rear facing sash window as well as housing the boiler and providing entry to the Kitchen.

Reception Room Four / Office

9' 1" x 12' (2.77m x 3.66m)
Being an irregular shaped room having a rear facing sash window and a radiator.

Reception Room Five / Office

10' 11" x 10' 7" (3.33m x 3.23m)
Being an irregular shaped room having a front facing sash window and a radiator.

First Floor Landing

Providing entry to bedroom 5 & 6 along with the WC and having a radiator, stairs leading to the second floor and loft hatch.

Bedroom Five

14' 9" x 10' 11" (4.50m x 3.33m)
Being an irregular shaped room having two front facing sash windows, a radiator and feature fireplace.

Bedroom Six

11' 4" x 12' (3.45m x 3.66m)
Being an irregular shaped room having a rear facing sash window, a radiator and a fireplace.

Second Floor Landing

Having the stairs leading to the third floor with under stairs storage cupboard.

Bedroom One

37' 2" into bay window x 15' 11" into chimney breast recess (11.33m into bay window x 4.85m into chimney breast recess)
A larger than average sized open plan room having a front facing bay sash window, two side facing sash windows and two rear facing sash windows, three radiators throughout the room along with two doors providing entry from the landing.

Bedroom Two

19' 2" into bay window x 12' 10" into recess (5.84m into bay window x 3.91m into recess)
Having a front facing bay sash window, a side facing sash window, a radiator and a fireplace.

Bedroom Three

12' 11" x 11' 11" into chimney breast recess (3.94m x 3.63m into chimney breast recess)
Having a rear facing sash window and a radiator.

Bedroom Four

9' 1" x 6' 11" (2.77m x 2.11m)
Having a front facing sash window and a radiator.

Bathroom

Fitted with a bath, a hand wash basin and a WC, the boiler, loft hatch and having a rear facing sash window.

Third Floor Landing

Being a good sized usable space.

Bedroom Seven

24' 6" into recess x 12' 11" (7.47m into recess x 3.94m)
Being an irregular head height and featuring beams to the ceiling, two side facing sash windows and a radiator.

Bedroom Eight

16' into recess x 13' 7" (4.88m into recess x 4.14m)
Featuring beams to the ceiling along with a side facing sash window and a radiator.

Outside

To the front of the property is a path leading to the main entrance with a lawn either side along with drive entry with access to the rear.

To the rear of the property is gated access to the generous sized parking area, a garage providing additional storage/parking space and access to the additional building.

Additional Building

An additional building to the rear of the property making the perfect opportunity for either a small home run business or residential living with electric heating throughout.



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welcome to

Doncaster Road, Clifton Rotherham

- Eight bedroom detached property over four floors
- Spacious and delightful accommodation throughout
- Ideal purchase for residential or commercial use
- Additional building to the rear - ideal for a home run business or living quarters
- Front garden and driveway entry

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115611 - 0006

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