



**Lapwater Road, Rotherham S61 4NF**



**welcome to**

**Lapwater Road, Rotherham**

£120,000 - START THE DREAM HERE - Set in this popular location & boasting spacious accommodation through-out is this three bedroom mid terraced making an excellent purchase for any first time buyers/young families. CALL US TO ARRANGE A VIEWING!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Downstairs Wc**

Fitted with a hand wash basin & a WC. Having a front facing double glazed window.

### **Lounge**

13' 11" x 10' 3" ( 4.24m x 3.12m )

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

### **Dining Room**

10' 2" x 8' 5" ( 3.10m x 2.57m )

Having rear facing double glazed French doors and a radiator.

### **Kitchen**

14' 10" into recess x 10' into recess ( 4.52m into recess x 3.05m into recess )

Fitted with wall and base units with worktops housing the sink & drainer. There is also space and plumbing for a cooker, a fridge and a washing machine. Having a rear facing double glazed window and door, a radiator and a pantry providing additional storage space.

### **Landing**

Having a built in storage cupboard.

### **Bedroom One**

17' 1" into recess x 12' 4" ( 5.21m into recess x 3.76m )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

11' 5" x 11' 1" ( 3.48m x 3.38m )

Having a rear facing double glazed window and a radiator.

### **Bedroom Three**

8' 2" x 8' 3" ( 2.49m x 2.51m )

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

### **Shower Room**

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

### **Outside**

To the front of the property is a large pebbled area.

To the rear is a well presented artificial lawned garden and a patio all enclosed with fencing.



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## **Lapwater Road, Rotherham**

- Three bedroom mid terraced property
- Lounge/Dining Room/Downstairs WC
- Spacious accommodation throughout
- Good sized front & rear gardens
- CALL TO VIEW

Tenure: Freehold EPC Rating: C

**£120,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115736 - 0002

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