



**Laudsdale Road, Rotherham S65 3NT**



**welcome to**

**Laudsdale Road, Rotherham**

£140,000 - TIME TO FLY THE NEST? First time buyers/growing families...look no further than this three bedroom home situated in this popular location, close to local amenities & transport links. CALL US NOW TO VIEW!



### **Entrance Hall**

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

### **Downstairs Wc**

Fitted with a hand wash basin and a WC.

### **Lounge**

9' 4" into chimney breast recess x 17' 11" ( 2.84m into chimney breast recess x 5.46m )

Having a front facing double glazed window and a radiator.

### **Kitchen**

10' 4" x 14' ( 3.15m x 4.27m )

Fitted with wall and base units with worktops housing the sink & drainer. There is also space for a cooker, a fridge/freezer and a washing machine.

Having a rear facing window & door, a radiator and a built in storage cupboard.

### **Bedroom One**

10' 5" x 10' 4" ( 3.17m x 3.15m )

Having a rear facing double glazed window and a radiator.

### **Bedroom Two**

10' 4" x 14' 6" ( 3.15m x 4.42m )

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

### **Bedroom Three**

9' 6" x 10' 9" ( 2.90m x 3.28m )

Having two front facing double glazed window and a radiator.

### **Shower Room**

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

### **Outside**

To the front of the property is a lawned garden with a patio area.

To the rear of the property is a patio with

outbuilding.



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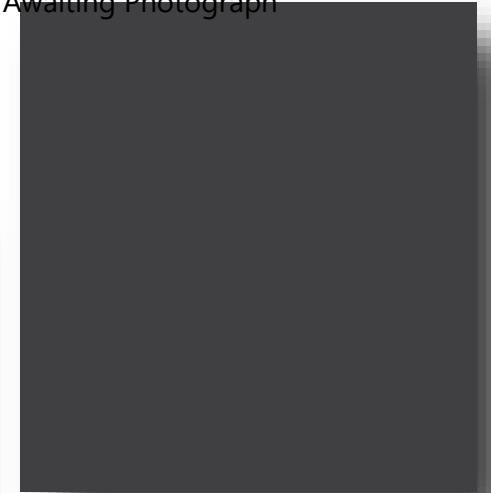
- Three bedroom semi detached property
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities/transport links
- Front garden & rear patio

Tenure: Freehold EPC Rating: C

# £140,000



Awaiting Photograph



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115891 - 0002

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