



Church Street, Greasbrough Rotherham S61 4DY

welcome to

Church Street, Greasbrough Rotherham

PICTURE PERFECT- Offered to market is this picturesque cottage style property boasting charming & spacious accommodation with open plan Kitchen/Diner and larger than average rear garden. Situated in this sought after location with access to walks through Greasbrough Dam & Wentworth estates. CALL NOW!



Lounge

12' 1" x 12' 4" into chimney breast recess (3.68m x 3.76m into chimney breast recess)
Having a front facing double glazed window and door a radiator and brick fireplace which can accommodate a wood burner.

Dining Room

12' 9" x 12' 2" (3.89m x 3.71m)
Being open plan into the Kitchen having rear facing double glazed French doors leading to the garden, a radiator, spotlights and a built in storage cupboard.

Kitchen

11' 5" x 6' 6" (3.48m x 1.98m)
Being open plan into the Dining Room fitted with wall and base units housing the integrated double oven, hob & extractor fan, the fridge/freezer, wine cooler, washer/dryer and dishwasher with worktops housing the sink & drainer. Having a side & rear facing double glazed window, a radiator, spotlights and combi boiler.

Landing

Providing access to the boarded out loft, being a versatile space which can be adapted into an bedroom & having a radiator & spotlights.

Bedroom One

11' 10" into breast recess x 12' 8" (3.61m into breast recess x 3.86m)
Having a front facing double glazed window, a radiator and built in storage cupboard.

Bedroom Two

8' 4" x 13' (2.54m x 3.96m)
Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a freestanding bath and separate shower cubicle, a hand was basin and a WC. Having a rear facing double glazed window, a heated towel rail, an extractor fan and spotlights.

Outside

To the front of the property is a small gated yard with on street parking.

To the rear is a good sized enclosed garden fitted with electrical points, a water tap & outdoor lighting.

Also benefiting from an outbuilding fitted with a hand wash basin & WC and a separate storage space. There is shared access with the adjoining property of the pathway leading to the garden.



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Church Street, Greasbrough Rotherham

- Two bedroom cottage style property with additional attic space
- Fully refurbished including electrics & heating system
- Beautifully presented throughout inclusive of pendant & chandelier light fittings
- Located in a highly sought after area
- Ideal purchase for the FTB

Tenure: Freehold EPC Rating: C

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115593 - 0006

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