



**Gibbing Greaves Road, Rotherham S65 3HS**



**welcome to**

**Gibbing Greaves Road, Rotherham**

£240,000-£250,000 - HOME SWEET HOME - Situated in this popular location is this four bedroom family property boasting spacious and well presented accommodation throughout. Being well placed to local amenities, transport links & schools...CALL TO ARRANGE A VIEWING!!!



### **Entrance Hall**

Having a front facing double glazed door and a radiator.

### **Lounge**

15' 4" into bay x 13' 4" ( 4.67m into bay x 4.06m )

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

### **Reception Room**

16' 3" x 8' 9" ( 4.95m x 2.67m )

Having a front & rear double glazed window and a radiator.

### **Kitchen**

16' 7" x 9' 6" ( 5.05m x 2.90m )

Fitted with wall and base units with worktops housing the sink & drainer. Having two rear facing double glazed windows and a door, a radiator and a radiator.

### **Landing**

Having a built in storage cupboard, a radiator and access to the loft.

### **Bedroom One**

7' 8" into recess x 16' 7" ( 2.34m into recess x 5.05m )

Having a front facing double glazed window and a radiator.

### **Bedroom Two**

9' 7" x 11' 6" ( 2.92m x 3.51m )

Having a front facing double glazed window and a radiator.

### **Bedroom Three**

9' 6" x 8' 8" ( 2.90m x 2.64m )

Having a rear facing double glazed window with views and a radiator.

### **Bedroom Four**

9' 5" x 9' 8" ( 2.87m x 2.95m )

Having a rear facing double glazed window with views and fitted storage.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the rear of the property is a lawned garden with a decked overlooking views.



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## **Gibbing Greaves Road, Rotherham**

- Four bedroom semi detached property
- Situated in a highly sought after area
- Well placed to local amenities & transport links
- Spacious accommodation throughout
- Delightful rear views

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

# £240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116035 - 0004

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