



Wagon Road, Greasbrough Rotherham S61 4QF

welcome to

Wagon Road, Greasbrough Rotherham

GUIDE PRICE £280,000-£290,000 - FAMILY LIVING AT ITS FINEST - Offered to market is this beautifully presented four bedroom detached boasting spacious accommodation throughout with off road parking & delightful gardens. CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

13' 8" x 11' 6" into recess (4.17m x 3.51m into recess)
Having a front & side facing double glazed window, a gas fireplace & understairs storage.

Kitchen / Diner

19' 8" into recess x 9' 5" (5.99m into recess x 2.87m)
Fitted with wall and base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Also benefiting from a breakfast bar. Having two rear facing double glazed windows, two radiators & spotlights.

Conservatory

9' 5" x 13' 2" (2.87m x 4.01m)
Having side facing double glazed French doors, surrounding double glazed windows and a radiator.

Downstairs Wc

Fitted with a hand wash basin and a WC. Having a side facing double glazed window.

Landing

Having a side facing double glazed window and loft hatch.

Bedroom One

10' 7" x 15' 4" (3.23m x 4.67m)
Having a front facing double glazed window and a radiator.

En Suite

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

Walk In Wardrobe

8' 1" x 6' 5" (2.46m x 1.96m)
Having a rear facing double glazed window and a radiator.

Bedroom Two

11' 9" x 8' 6" (3.58m x 2.59m)
Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 3" x 8' 7" (2.51m x 2.62m)
Having a rear facing double glazed window and a radiator.

Bedroom Four

8' 9" x 6' (2.67m x 1.83m)
Having a front facing double glazed window and a radiator.

Bathroom

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

Outside

To the front of the property is a drive & integral garage providing off road parking & a lawned garden.

To the rear is a landscaped garden & patio all enclosed with fencing & a shed.



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welcome to

Wagon Road, Greasbrough Rotherham

- Four bedroom detached property
- Beautifully presented & spacious throughout
- Ideal family purchase
- Drive & garage providing off road parking
- Front & rear gardens

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£280,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF116307 - 0004

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