









welcome to

Eastwood Mount, Clifton ROTHERHAM

£300,000 - THIS IS THE ONE! - A charming three bedroom Character property with stunning garden, nestled in a peaceful and sought-after location. A rare opportunity to own a home full of character, charm, and natural beauty....DO NOT MISS OUT!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

18' 6" into bay window x 12' 5" into chimney breast recess (5.64m into bay window x 3.78m into chimney breast recess)

Having a front facing double glazed bay window & two radiators.

Family Room

15' 3" into bay x 10' 6" into chimney breast recess (4.65m into bay x 3.20m into chimney breast recess) Being open onto the Kitchen having front facing double glazed French doors & windows, a radiator and spotlights to the ceiling.

Kitchen

21' 2" x 10' 5" (6.45m x 3.17m)

Fitted with a series of wall & base units housing the integrated hob, double oven & microwave, the coffee machine & two fridge/freezers with coordinating worktops housing the sink & drainer. Having three rear facing double glazed windows & two radiators.

Utility

7' 1" x 8' 1" into recess (2.16m x 2.46m into recess) Off from the left side of the Kitchen having two rear facing double glazed windows & a built in storage cupboard.

Downstairs Wc

Fitted with a hand wash basin, a WC & an extractor fan.

Boot Room

9' 4" x 6' 8" (2.84m x 2.03m)

Off from the right of the Kitchen & leading to the side porch having two rear facing double lazed windows & a radiator.

Side Porch

Having front & rear facing double glazed French

doors leading to the garden.

Landing

Having a rear facing double glazed window and spotlights to the ceiling.

Bedroom One

10' 9" into recess x 14' 9" into recess (3.28m into recess x 4.50m into recess)

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

Bedroom Two

11' 10" x 11' 2" into chimney breast recess ($3.61\mbox{m}$ x $3.40\mbox{m}$ into chimney breast recess)

Having a front facing double glazed window, a radiator and fitted wardrobes.

Bathroom

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

Bedroom Three

16' 2" into recess x 7' 1" into recess (4.93m into recess x 2.16m into recess)

Having a side & a rear facing double glazed window, a radiator & fitted wardrobes. Also providing access to the loft via hatch.

Shower Room

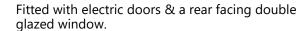
Fitted with a shower cubicle, a hand wash basin and a WC. Having a heated towel rail.

Outside

To the front of the property is a driveway providing off road parking for four cars alongside a lawned garden with a feature pond & gazebo with log burner, Indian stone patio & cobbled footpaths.

To the rear of the property are allotments with the option to rent.

Garage



Home Office

23' 8" x 6' 7" (7.21m x 2.01m)

A versatile space fitted with power, internet. water & drainage along with side facing double glazed French doors.





welcome to

Eastwood Mount, Clifton ROTHERHAM

- Three bedroom character property
- Beautifully presented accommodation throughout
- Perfect family purchase
- Well placed to local amenities & transport links
- Off road parking & beautiful gardens

Tenure: Freehold EPC Rating: D

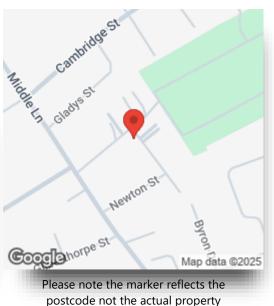
Council Tax Band: A

£300,000









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Property Ref: RTF116476 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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