



Eastwood Mount, Clifton ROTHERHAM S65 2TF

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 glazed 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 (3.61m x 3.40m 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

Fitted with electric doors & a rear facing double glazed window.

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.



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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



Please note the marker reflects the
postcode not the actual property

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Property Ref:

RTF116476 - 0002

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