









## welcome to

# **Newman Road, Spinneyfield Rotherham**

READY FOR A NEW OWNER! - This stunning, recently renovated three bedroom property with a detached garage offers the perfect accommodation for a growing family/first time buyer and is not one to be missed!.. CALL US NOW! NO CHAIN!













#### **Side Door**

Access to the property is via the side facing double glazed door.

### Lounge

19' Max x 11' 1" into chimney breast (5.79m Max x 3.38m into chimney breast)

The light and airy front facing lounge has a double glazed window and radiator.

#### **Dining Room**

11' Max x 8' Max ( 3.35m Max x 2.44m Max ) The dining room is open plan into the kitchen, with a rear facing double glazed window and radiator.

#### Kitchen

10' Max x 8' Max ( 3.05m Max x 2.44m Max ) The kitchen has a stylish range of wall and base units with integrated fridge freezer, oven hob and extractor. We also have a sink and drainer and plumbing for a washing machine. The kitchen has a rear facing double glazing window, side facing double glazed door leading to the rear and a radiator.

#### Landing

The landing has a built in storage cupboard.

### **Bedroom One**

12' into recess x 15' into recess ( 3.66m into recess x 4.57m into recess )

The spacious master bedroom has a front facing double glazed window, side facing double glazed window and radiator.

### **Bedroom Two**

8' Max x 12' Max ( 2.44m Max x 3.66m Max ) The second bedroom has a rear facing double glazed window and radiator.

#### **Bedroom Three**

 $8^{\circ}$  1" Max x  $6^{\circ}$  6" Max ( 2.46m Max x 1.98m Max ) Bedroom three has a front facing double glazed window and radiator.

#### Bathroom

The family bathroom is fully tiled and modern. There is a shower over bath, WC, hand wash basin and chrome heated towel rail.





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## **Newman Road, Spinneyfield Rotherham**

- THREE BEDROOMS
- RECENTLY RENOVATED
- MOVE IN READY
- NO CHAIN
- **DETACHED GARAGE**

Tenure: Freehold EPC Rating: D

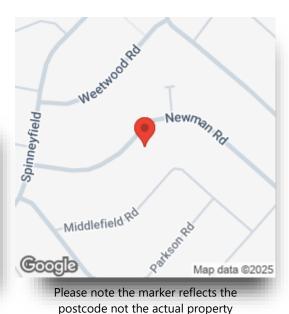
Council Tax Band: C

## £270,000









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Property Ref: RTF116448 - 0003 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 quidance 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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