



**Whitehill Lane, Catcliffe Rotherham S60 5SL**

**welcome to**

**Whitehill Lane, Catcliffe Rotherham**

SOMETHING A LITTLE BIT DIFFERENT - This FOUR-bedroom DETACHED property is offered to market, perfect for the growing family. Boasting spacious accommodation throughout, extra living space with kitchen & shower room & OFF-ROAD PARKING. CALL NOW TO VIEW!!!



### **Entrance Hall**

Having a front facing double glazed door, built in storage cupboard and a central heating radiator.

### **Downstairs W.C.**

Fitted with a wash hand basin and a W.C.

### **Lounge**

21' 5" x 12' 6" ( 6.53m x 3.81m )

Having a front facing double glazed window, rear facing double glazed French doors, a central heating radiator and an electric fire.

### **Dining Room**

13' 8" to maximum point x 12' 9" to maximum point ( 4.17m to maximum point x 3.89m to maximum point )

Having a front facing double glazed window and a central heating radiator.

### **Reception Room Three**

Being an irregular shaped room having side facing double glazed sliding doors and two central heating radiators. Off from here is a separate Kitchen area & separate shower room fitted with a shower, a wash hand basin and a W.C.

### **Kitchen**

8' 1" x 16' 2" to wall units ( 2.46m x 4.93m to wall units )

Fitted with wall and base units and worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer and a washing machine.

Having a rear facing double glazed window, a central heating radiator and under stairs storage cupboard.

### **Conservatory**

Having rear facing double glazed windows & French doors with a central heating radiator.

### **Landing**

Providing access to the attic.

### **Bedroom One**

13' 9" x 12' 10" ( 4.19m x 3.91m )

Having a front facing double glazed window, a central heating radiator and built in

wardrobes/storage providing hanging and storage space. Also fitted with a shower cubicle.

### **Bedroom Two**

9' 8" x 8' 3" ( 2.95m x 2.51m )

Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

10' 9" to maximum point x 8' 3" to maximum point ( 3.28m to maximum point x 2.51m to maximum point )

Having a rear facing double glazed window, a central heating radiator and fitted wardrobes.

### **Bedroom Four**

8' plus recess x 12' 7" ( 2.44m plus recess x 3.84m )

Having a front facing double glazed window, a central heating radiator and built in wardrobes.

### **Bathroom**

Fitted with a bath, a wash hand basin and a W.C.

Having a rear facing double glazed window and a central heating radiator.

### **Outside**

To the front is a patio and a parking area.

To the rear is a patio.



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## Whitehill Lane, Catcliffe Rotherham

- Four-bedroom detached property
- Spacious family accommodation throughout
- Additional living space with own kitchen & shower room
- Off road parking
- Front & rear patio areas.

Tenure: Freehold EPC Rating: E

**£225,000**



Please note the marker reflects the postcode not the actual property

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