

**FOR SALE**



**Lilly Hall Road, Rotherham**  
**Guide Price £340,000**

  
**MARTIN & CO**



## Lilly Hall Road, Rotherham

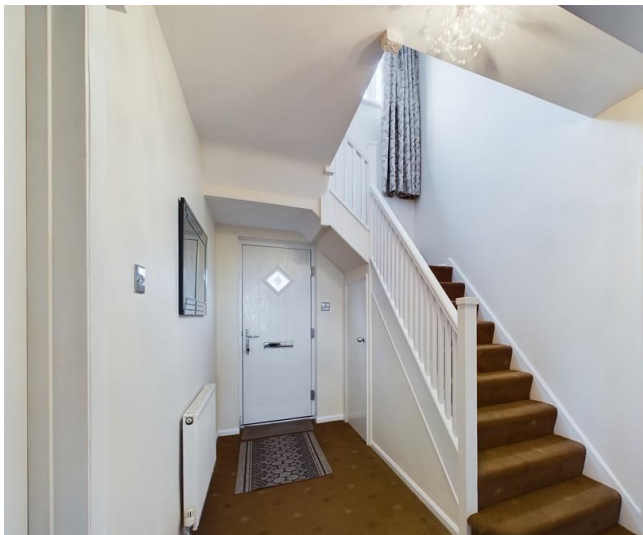
3 Bedrooms, 2 Bathroom

Guide Price £340,000

- Sought after location
- Three reception rooms
- Downstairs shower room
- Annex potential
- Dining kitchen

GUIDE PRICE £340,000 - £360,000. If you are looking for your forever home with the potential for an annex then look no further. Situated on this highly regarded street in Maltby the property gives access to commuter links, including the M18 and M1 motorway links, local schools, public transport links and local amenities. The property has been extended and has a generous sized well maintained rear garden. Having three double bedrooms and three reception rooms.

The family home is well maintained and must be viewed to appreciate the size on offer. In brief comprises of entrance hall with stairs to the first floor landing. Dining room. Lounge with feature fire surround and double doors to the second sitting room / annex. Sitting room could easily be used as an annex as there is access to the downstairs shower room and has French doors to the rear garden. Shower room. Extended dining kitchen has an extensive range of fitted wall and base units with oven, hob and integrate fridge freezer. First floor landing having three double bedrooms and larger than average family bathroom. Outside there is a garden to the front with mature shrubs, Drive to the side with double gates. generous size garage with inspection pit. To the rear is a beautifully presented, larger than average garden. Having paved patio, shrub borders, decked area, decorative pond and playing fields to the



rear. Book your viewing today.

**ENTRANCE HALL** A welcoming entrance hall which has a dog leg spindled staircase rising to the first floor landing. With useful under stairs storage cupboard and front facing composite entrance door.

**DINING ROOM** With coving to the ceiling, laminate flooring and front facing window.

**LOUNGE** A fantastic size lounge which has coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround which houses the electric fire. There is a front facing window and double doors open into the sitting room/ annex.

**SITTING ROOM / ANNEX** This superb addition to the home is currently used as a second sitting room but has previously been used as an annex (living room/bedroom) as there is access to the downstairs shower room. There is coving to the ceiling, oak flooring, three wall lights points, wall mounted

contemporary style electric fire and French doors open on to the rear garden.

**SHOWER ROOM** Having a white two piece suite which comprises of a low flush w.c, shower cubicle, downlights to the ceiling, tiled floor, tiled walls, extractor fan and rear facing window.

**EXTENDED DINING KITCHEN** Having an extensive range of fitted wall and base units in shaker style, wall units include extractor hood and open ended display shelving. Base units are set beneath contrasting worktops which include a one and a half bowl sink, oven, hob, integrated fridge freezer, plumbing for washing machine, dishwasher, open ended display shelving, laminate flooring, tiled splash backs, pantry, rear facing entrance door, side and rear facing windows.

**LANDING** With coving to the ceiling, loft access, spindled balustrade and built in storage cupboards housing the central heating boiler.



**BEDROOM ONE** With coving to the ceiling, fitted wardrobes to one wall, front facing window offering far reaching views.

is larger than average with paved patio, decorative pond, lawn, decked area and borders.

**BEDROOM TWO** With coving to the ceiling and front facing window offering far reaching views.

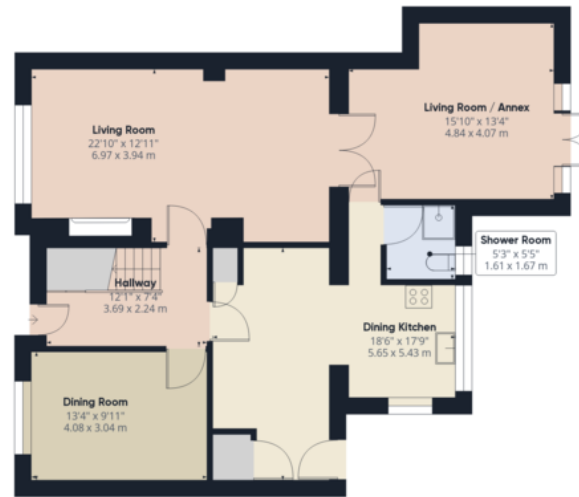
**BEDROOM THREE** With coving to the ceiling and rear facing window over looking the rear garden and offering views.

**BATHROOM** A good size bathroom with a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled floor, tiled walls, downlights to the ceiling and rear facing window.

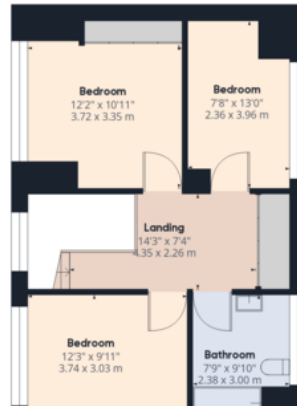
**OUTSIDE** To the front of the property is a lawn garden with mature shrub borders. There is a drive to the side with double gates. Larger than average garage with inspection pit. Beautifully presented rear garden which







Ground Floor



Approximate total area<sup>(1)</sup>  
 1525.38 ft<sup>2</sup>  
 141.71 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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