



26 Spinneyfield, Rotherham, S60 3HW

**Offers In The Region Of £420,000**

Offered for sale for the first time in nearly 60 years is this FOUR BEDROOM DETACHED DORMER BUNGALOW OCCUPYING A SUBSTANTIAL PLOT OF APPROXIMATELY 0.3 ACRES. The property, which benefits from gas central heating and uPVC double glazing, benefits from NO UPWARD CHAIN and is within 5 minutes drive from Rotherham Hospital, the M1 intersection and Sheffield Parkway. The accommodation comprises: Reception Hall, large Lounge, separate Dining Room, Kitchen, two ground floor Bedroom, Shower Room and W.C. There are two further bedrooms to the first floor. The established and private gardens are an undoubted feature encompassing lawns and established beds and borders with Garage and outbuildings to one side.

## RECEPTION HALL



With uPVC entrance door and glazed side panel and deep rear facing uPVC window. Radiator, parquet floor, delph racks, under stairs storage cupboard and additional built-in cupboard

## LOUNGE 19'5" x 12'10" (5.94 x 3.92)



The smaller measurement excluding the bay window with feature corner window overlooking the front garden. Tiled fireplace surround and two radiators

## DINING ROOM 11'1" x 12'11" (3.38 x 3.94)



Having two windows, radiator and brickette tiled fireplace with open grate

## KITCHEN 15'8" x 10'5" (4.79 x 3.2)



With a range of pine base and wall units and stainless steel sink set beneath the rear window. 'AGA' range with electric cooker point to one side. Walk-in storage Pantry

## FRONT BEDROOM 12'10" x 13'10" (3.93 x 4.23)

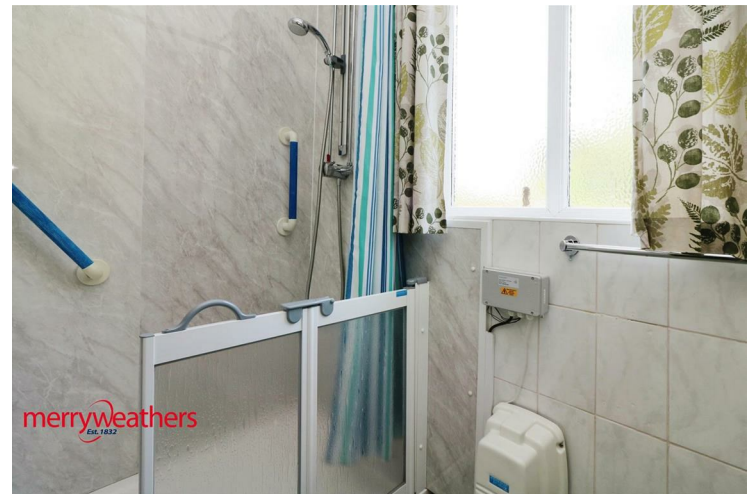
With front facing bay window and additional side facing window. Original fireplace and radiator

## REAR BEDROOM 12'11" x 10'11" (3.94 x 3.34)



With rear and side facing windows, fitted display shelving unit and radiator

## SHOWER ROOM 7'4" x 5'10" (2.24 x 1.78)



With walk-in cubicle and shower and pedestal wash hand basin. Heated towel rail and opaque glazed window

## CLOAKROOM 3'8" x 5'10" (1.12 x 1.8)

With W.C. and wash hand basin, opaque glazed window and tiled walls

## STAIRCASE



A dog-leg staircase rises from the Hall to a half landing with window overlooking the rear garden and continuing to the main Landing with built-in cupboard and deep under eaves cupboard

### FRONT BEDROOM 14'0" x 13'5" (4.27 x 4.1)



With radiator, window, built-in cupboards and under eaves storage

### SIDE BEDROOM 8'1" x 8'3" (2.47 x 2.54)



With radiator and window.

## OUTSIDE



The property occupies a wide plot with 'in and out' tarmac drive which accesses the brick Garage

### GARAGE 19'11" x 9'11" (6.08 x 3.04)

Housing the gas combination boiler and with roller door

### UTILITY ROOM 6'6" x 7'10" (2 x 2.4)

With sink and heated towel rail

### W.C.

with opaque window

### COAL STORE

### REAR GARDEN

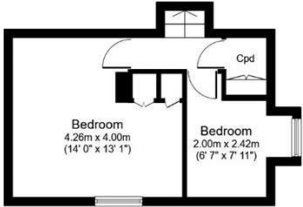


The extensive rear garden, which backs onto Spinney Close, is mainly lawned with numerous, established herbaceous beds and borders which offer a high degree of privacy.

Floor Plan

26, Spinneyfield, S60 3HW

Total floor area 151.2 sq.m. (1,628 sq.ft.) approx (Excluding Garage)



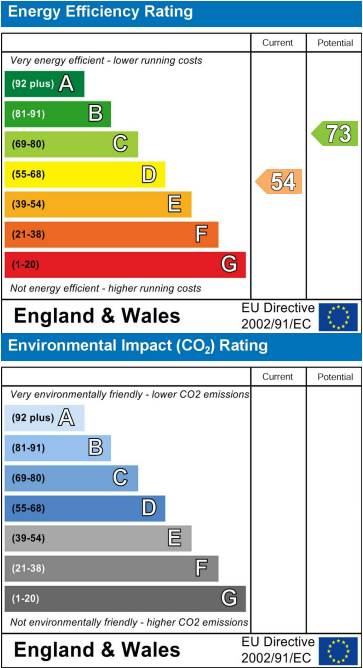
Floor plans are for identification purposes only.  
All measurements are approximate.

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Area Map



Energy Efficiency Graph



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