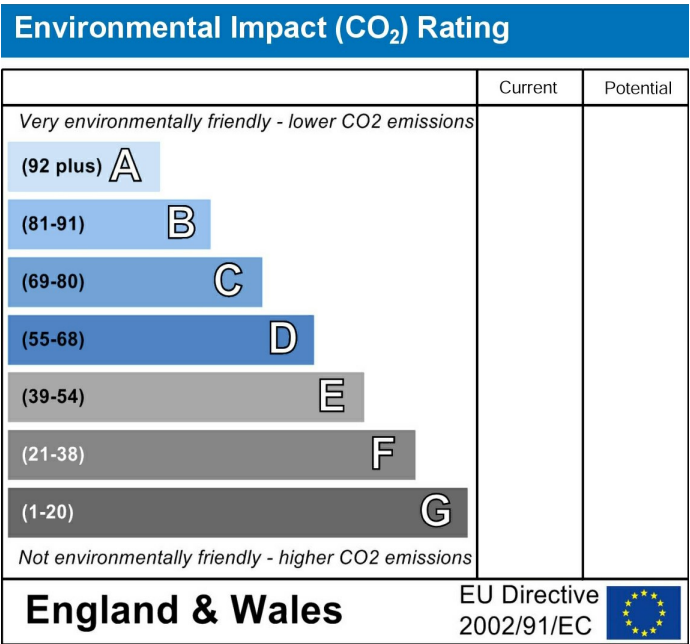
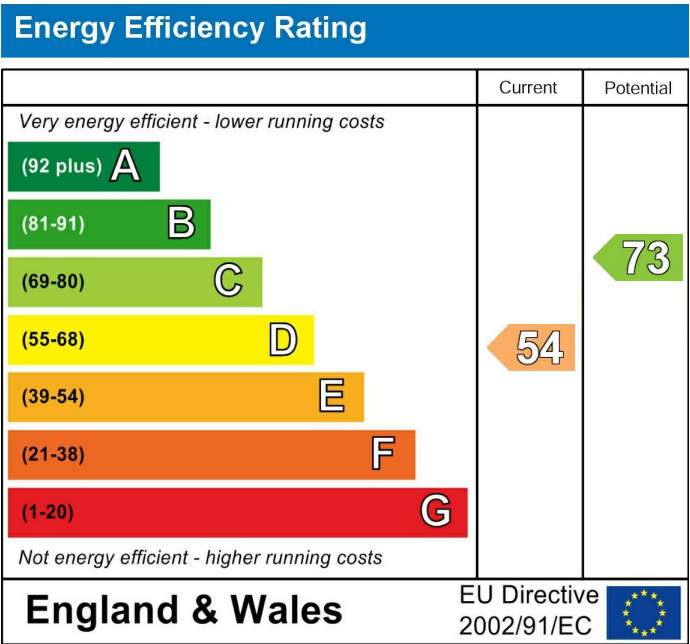


Energy Efficiency Graph



Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

merryweathers
Est. 1832



26 Spinneyfield, Rotherham, S60 3HW

Offers In The Region Of £420,000

Key Points

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.

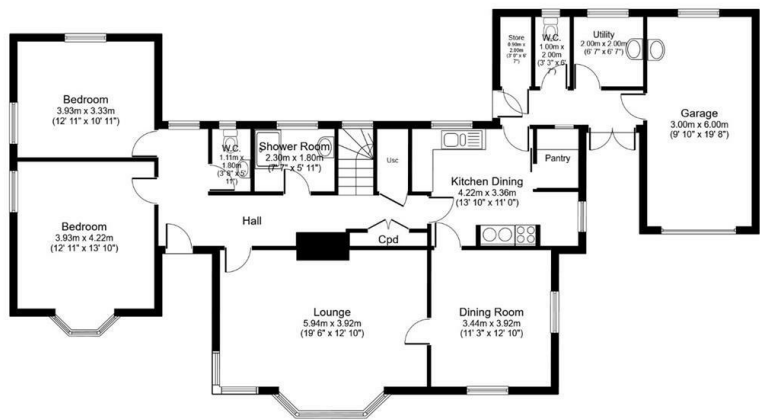
The accommodation comprises: Reception Hall, large Lounge, separate Dining Room, Kitchen, two ground floor Bedroom, Shower Room and W.C. There are two further bedrooms to the first floor.

The established and private gardens are an undoubted feature encompassing lawns and established beds and borders with Garage and outbuildings to one side.

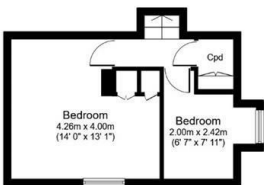
- FOUR BEDROOM DETACHED DORMER BUNGALOW
- OFFERED FOR SALE FOR THE FIRST TIME IN OVER 60 YEARS
- GAS CENTRAL HEATING & uPVC DOUBLE GLAZING
- 0.3 ACRE PLOT
- TWO RECEPTION ROOMS + KITCHEN
- GARAGE + OUTBUILDINGS
- CLOSE TO ROTHERHAM HOSPITAL, SHEFFIELD PARKWAY & M1 INTERSECTION
- NO UPWARD CHAIN

Floor Plan

26, Spinneyfield, S60 3HW
Total floor area 151.2 sq.m. (1,628 sq.ft.) approx (Excluding Garage)



Ground Floor



First Floor

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

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About This Property

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

GARAGE
19'11" x 9'11"
Housing the gas combination boiler and with roller door

UTILITY ROOM
6'6" x 7'10"
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.



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"

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"

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

KITCHEN

15'8" x 10'5"

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"

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

REAR BEDROOM

12'11" x 10'11"

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

SHOWER ROOM

7'4" x 5'10"

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

CLOAKROOM

3'8" x 5'10"

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"

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

SIDE BEDROOM

8'1" x 8'3"

With radiator and window.



