



17 Melrose Grove, Spinneyfield, Rotherham, S60 3NA

**Asking Price £260,000**

A well-presented, extended THREE BEDROOM SEMI-DETACHED HOUSE enjoying a cul-de-sac setting on this highly regarded, sought after development. The property offers GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, SINGLE STOREY SIDE EXTENSION AND A DETACHED GARAGE. The accommodation briefly comprises: Hall, Sun Lounge, 'L' shaped Lounge/Dining Room, three Bedrooms and Shower Room. The property stands in established lawned gardens and is conveniently placed not only for Rotherham Hospital but for the nearby Sheffield Parkway and M1 intersection.



## ENTRANCE HALL

With composite door and storage cupboard

## SUN LOUNGE 10'0" (max) x 13'11" (3.06 (max) x 4.26)



With patio doors opening into the rear garden, radiator and 'Baxi' gas boiler

## 'L' SHAPED LOUNGE/DINING ROOM



With large front facing picture window and radiator. Period style fireplace surround with electric fire. There is a further radiator in the Dining area and rear facing window

## KITCHEN 9'10" x 10'2" (3 x 3.1)



Having a range of fitted base and wall cupboards with inset polycarbonate sink set beneath the rear facing bay window. Integrated gas hob with electric oven and high level extractor hood. Fitted breakfast bar with radiator beneath

## LANDING



With two fitted storage cupboards

## FRONT BEDROOM ONE 12'0" x 11'9" (3.66 x 3.6)



Having front and side facing windows, fitted wardrobes with drawer and dressing table unit, radiator

## REAR BEDROOM TWO 11'5" x 8'8" (3.5 x 2.66)

With radiator and window

## FRONT BEDROOM THREE 6'9" x 8'4" (2.06 x 2.56)



With radiator and window

## SHOWER ROOM 7'3" x 5'10" (2.22 x 1.8)



With shower enclosure and 'Triton' shower, pedestal wash basin and W.C. Radiator and opaque window.

## OUTSIDE



A herringbone effect block paved drive leads past the front garden to the detached brick Garage. To the rear is a private and sheltered lawn screened by mature hedging with paved patio/seating area.

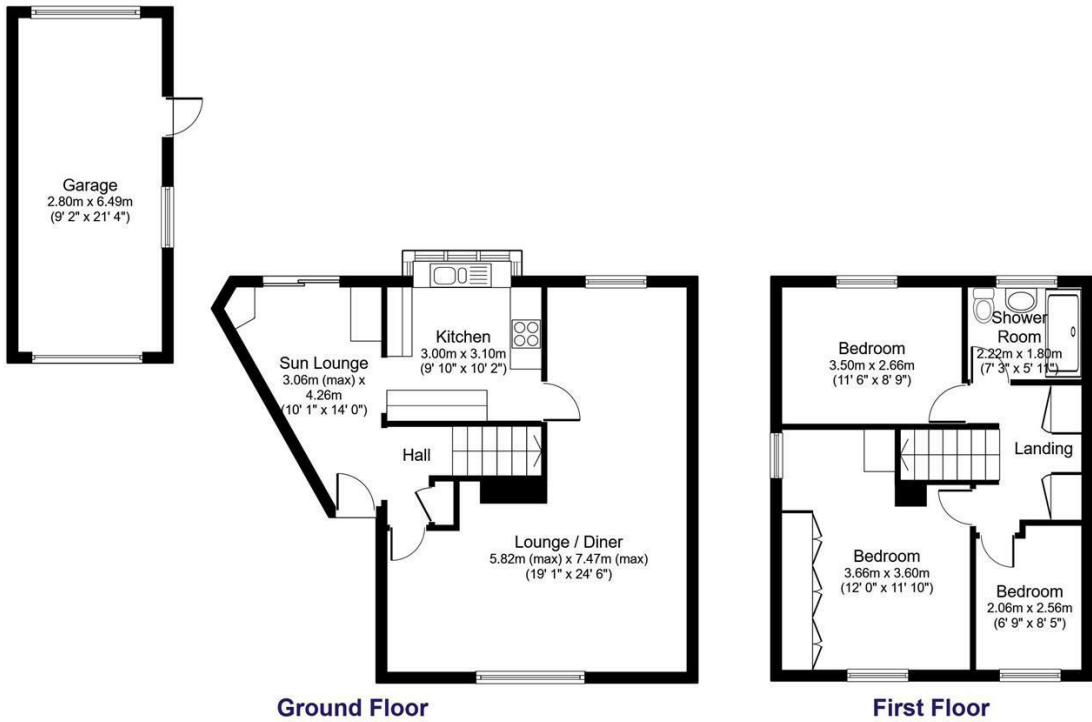
## GARAGE 9'2" x 21'3" (2.8 x 6.49)



Floor Plan

17 Melrose Grove, ROTHERHAM, S60 3NA

Total floor area 96.9 sq.m. (1,043 sq.ft.) approx (Excluding Garage)



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

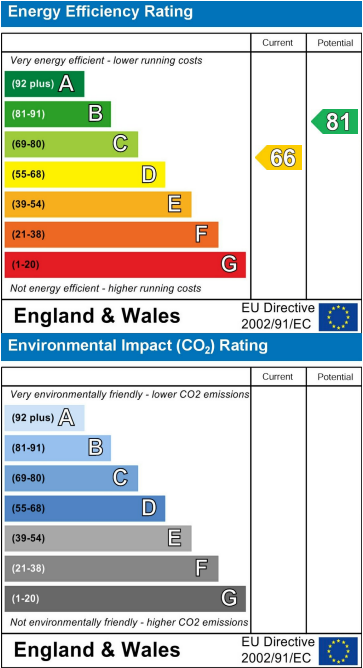
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Area Map



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.

Energy Efficiency Graph



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