

3 Oval Road, Rotherham, S65 2HA £142,995



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ENTRANCE HALL

double glazed door leads into the hallway which is fitted a central heating radiator and stairs rise to first floor.

Located in a sought-after area, the property is conveniently situated for local amenities, transport links, and schools, making it an ideal choice for modern family life.

CLOAKROOM WC

wc and a rear facing PVCu double glazed window.

LIVING ROOM 15'7 x 10'9 (4.75m x 3.28m)

The lounge is fitted with a central heating radiator, has a media wall and a front facing PVCu double glazed window.

KITCHEN BREAKFAST ROOM 16'1 x 7'3 (4.90m x 2.21m)

The kitchen diner is fitted with wall and base units with contrasting worksurfaces and tiled splashbacks, plumbing, breakfast bar, electric oven and electric hob, space for a fridge freezer, rear facing PVCu double glazed window and door. Also laid with a tiled floor.

FIRST FLOOR LANDING

Loft access, carpet flooring

BEDROOM 11'1 x 10'1 (3.38m x 3.07m)

Double glazed window, carpet flooring

BEDROOM 13'0 x 7'5 (3.96m x 2.26m)

Double glazed window, carpet flooring

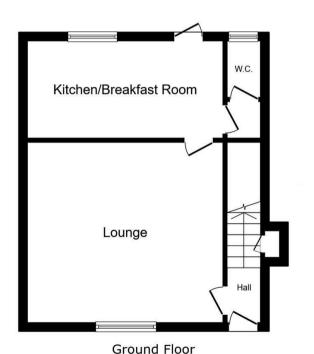
BEDROOM 10'9 x 7'7 (3.28m x 2.31m)
Double glazed window, carpet flooring

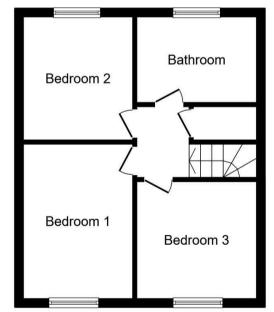
BATHROOM

Matching white bathroom suite with tiled surrounds

OUTSIDE

Extensive lawned area with raised decking seating area. Driveway parking for two to three vehicles to the front of the property.





First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omissiand or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.lo