



**Newman Road, Spinneyfield Rotherham S60 3JB**



**welcome to**

**Newman Road, Spinneyfield Rotherham**

GUIDE PRICE £260,000-£270,000 READY FOR A NEW OWNER! - This stunning, recently renovated three bedroom property with a detached garage offers the perfect accommodation for a growing family/first time buyer and is not one to be missed!.. CALL US NOW! NO CHAIN!



### **Side Door**

Access to the property is via the side facing double glazed door.

### **Lounge**

19' Max x 11' 1" into chimney breast ( 5.79m Max x 3.38m into chimney breast )

The light and airy front facing lounge has a double glazed window and radiator.

### **Dining Room**

11' Max x 8' Max ( 3.35m Max x 2.44m Max )

The dining room is open plan into the kitchen, with a rear facing double glazed window and radiator.

### **Kitchen**

10' Max x 8' Max ( 3.05m Max x 2.44m Max )

The kitchen has a stylish range of wall and base units with integrated fridge freezer, oven hob and extractor. We also have a sink and drainer and plumbing for a washing machine. The kitchen has a rear facing double glazing window, side facing double glazed door leading to the rear and a radiator.

### **Landing**

The landing has a built in storage cupboard.

### **Bedroom One**

12' into recess x 15' into recess ( 3.66m into recess x 4.57m into recess )

The spacious master bedroom has a front facing double glazed window, side facing double glazed window and radiator.

### **Bedroom Two**

8' Max x 12' Max ( 2.44m Max x 3.66m Max )

The second bedroom has a rear facing double glazed window and radiator.

### **Bedroom Three**

8' 1" Max x 6' 6" Max ( 2.46m Max x 1.98m Max )

Bedroom three has a front facing double glazed window and radiator.

### **Bathroom**

The family bathroom is fully tiled and modern. There is a shower over bath, WC, hand wash basin and chrome heated towel rail.



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## **Newman Road, Spinneyfield Rotherham**

- THREE BEDROOMS
- RECENTLY RENOVATED
- MOVE IN READY
- NO CHAIN
- DETACHED GARAGE

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

guide price

**£260,000**



Please note the marker reflects the  
postcode not the actual property

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Property Ref:  
RTF116448 - 0006

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