



Albert Road, Parkgate Rotherham S62 6BQ

welcome to

Albert Road, Parkgate Rotherham

£140,000 - JUST STARTING OUT? - DON'T MISS OUT, CALL TODAY!!!



Entrance Hall

Stepping into the property you are greeted by a bright entrance hall, finished in neutral colours. From here is access to all downstairs rooms and to two useful large storage spaces one of which is a walk in cupboard with window. From here the double flight staircase with large side window rises to the first floor.

Kitchen

11' 5" x 9' 10" (3.48m x 3.00m)

To the rear of the property the spacious kitchen is filled with natural light and has a view out on to the garden. Offered with a wide range of units providing further storage. With contrasting roll top work surfaces, integrated electric oven with hob, and inset sink with drainer and mixer tap. The kitchen is finished with tile effect flooring, neutral colours, plumbing for a washing machine and space for appliances. From here is a UPVC door providing access to the rear of the property.

Lounge / Diner

19' 4" x 10' 9" into recess (5.89m x 3.28m into recess)

Running the length of the property is this large through room, with double aspect front and rear the room is filled with natural light. The room is large enough to accommodate all necessary furniture making it the perfect family room. Offered with a neutral décor, carpet flooring and an electric fire with surround adding a practical feature to the room. From here is access to the rear conservatory.

Conservatory

7' 9" x 9' 2" (2.36m x 2.79m)

A great addition to the property this upvc conservatory has power and lighting, finished with a laminate flooring and with French doors giving access to the garden. A patio door allows the conservatory to be opening into the living room offering more living space perfect for the summer months.

Landing

Having a side facing double glazed window.

Bedroom One

13' 1" into recess x 9' 5" into recess (3.99m into recess x 2.87m into recess)

A bright and airy double room, rear facing, finished with carpet flooring and neutral décor. A built in cupboard provides welcome storage.

Bedroom Two

11' x 9' 8" (3.35m x 2.95m)

Spanning the width of the property bedroom two is a generous double room, maybe with potential to be re-configured to create two separate single bedrooms. Again finished with carpet flooring and neutral décor.

Bathroom

Formerly two rooms: a bathroom and separate WC adjacent, the room has now been opened up into one large space. Fully tiled to the walls and flooring, three piece white suite with low flush wc, vanity unit with inset basin and bath with shower attachment. Two upvc windows allow the room to be filled with natural light.

Outside

Standing back from the road the property has great curb appeal. From the front is a walled boundary with concrete driveway leading to a brick built detached garage, with pitched roof and up and over door. A pathway gives access around to the rear of the property which is gated, fenced and fully secure. The rear garden an unusual large size plot of land fully paved with Indian stone.



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welcome to

Albert Road, Parkgate Rotherham

- Two bedroom semi detached property
- Well placed to amenities & schools
- Ideal purchase for the FTB
- Drive providing off road parking
- Low maintenance rear patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£140,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116698 - 0003

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