



**Wilding Way, Rotherham S61 1PT**

**welcome to**

**Wilding Way, Rotherham**

GUIDE PRICE £230,000-£240,000 - THE ONLY WAY, IS WILDING WAY - Offered to market is this beautiful four bedroom semi detached making the ideal family purchase. Boasting spacious accommodation throughout with off road parking and a generous sized garden...CALL TO VIEW!!!



### **Entrance Hall**

Having a front facing door.

### **Lounge**

13' 1" x 13' 2" ( 3.99m x 4.01m )

Having a front facing double glazed window and a radiator.

### **Dining Room**

10' 8" x 10' 7" ( 3.25m x 3.23m )

Having rear facing patio doors and a radiator.

### **Kitchen**

13' 9" x 11' 2" ( 4.19m x 3.40m )

Fitted with wall and base units housing the integrated hob, oven and microwave. Having a rear facing window and stable door and spotlights.

### **Bedroom One**

18' 6" x 8' 4" ( 5.64m x 2.54m )

Having two front facing windows.

### **Bedroom Two**

8' 2" x 15' 6" ( 2.49m x 4.72m )

Having a rear facing window.

### **Bedroom Three**

11' x 9' 3" ( 3.35m x 2.82m )

Having a rear facing window.

### **Bedroom Four**

6' 7" x 7' 3" ( 2.01m x 2.21m )

Having a front facing window.

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin and a WC. Having a rear facing window and a heated towel rail.

### **Outside**

To the front of the property is a drive & a garage with electric door providing off road parking.

To the rear of the property is a lawned garden with patio area.



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## Wilding Way, Rotherham

- NO ONWARDS CHAIN
- Four bedroom semi detached property
- Spacious and well presented accommodation throughout
- Perfect family home
- Well placed to local amenities & transport links

Tenure: Freehold EPC Rating: D

Council Tax Band: C

# £230,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115931 - 0010

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