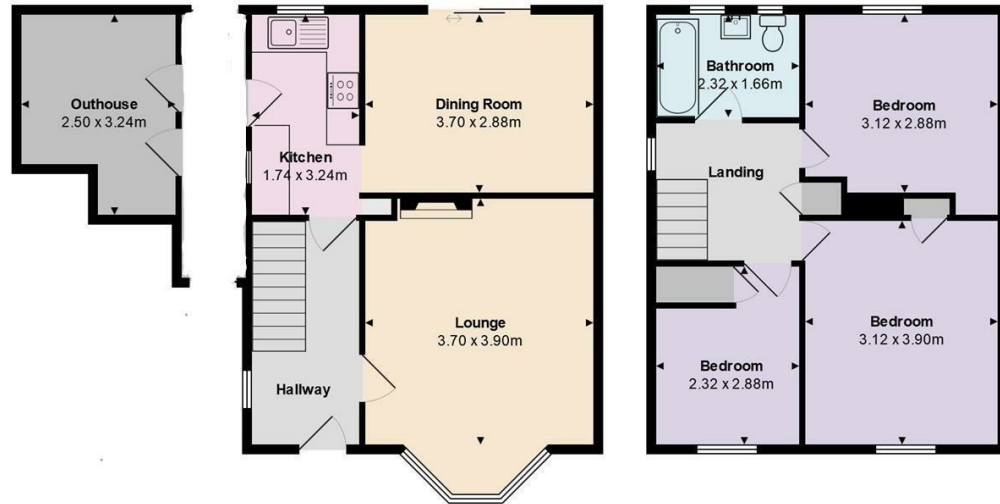


Floor Plan

175 Laudsdale Road, Rotherham S65 3NW



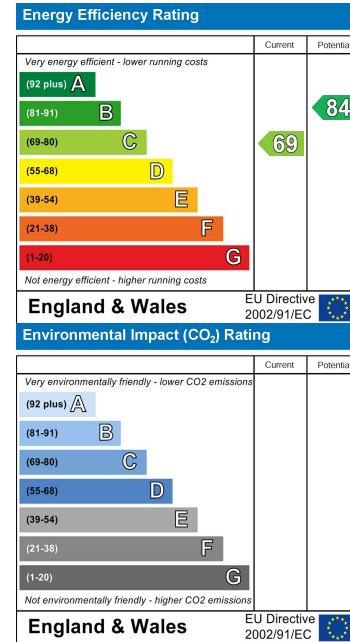
Total Area: 79.1 m² (excluding outhouse)

All measurements are approximate and for display purposes only
© The Square Space

Area Map



Energy Efficiency Graph



175 Laudsdale Road, East Herringthorpe, Rotherham, South Yorkshire, S65 3NW

Offers Around £118,000

NO UPWARD CHAIN

A well presented and appointed three bedroom semi detached house which maybe of particular interest to the first time buyer or speculator. The property offers the benefits of gas fired central heating, majority double glazing, re-fitted Kitchen and Bathroom, whilst to the rear is a concreted hardstanding providing off road car parking. The accommodation briefly comprises: Front Entrance Hall, Bay Windowed Lounge, Separate Dining Room with patio doors, Kitchen with integrated appliances, whilst to the first floor are Three Bedrooms and re-fitted Bathroom and WC. There are gardens to both front and rear with concreted hardstanding. The property is located on an established development being only a moments drive from the nearby Asda Superstore, whilst Rotherham town centre is also within five minutes drive.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY
Registered in England and Wales No. 6679044



Front Entrance Hall



With UPVC entrance door, laminate flooring, central heating radiator.

Lounge 12'2" x 16'11" (3.72 x 5.16)



The measurement taken into the front facing leaded UPVC bay window, period fireplace surround with coal effect gas fire, double panelled radiator and laminate floor covering.

Dining Room 9'4" x 12'1" (2.86 x 3.69)



With UPVC leded sliding patio doors opening onto the rear garden, central heating radiator and laminate flooring.

Kitchen 6'2" x 10'6" (1.89 x 3.21)



With a range of modern fitted base and wall units with an inset stainless steel sink, integrated electric hob and oven with high level extractor hood, space and plumbing for an automatic washing machine, rear facing UPVC single glazed window and side facing UPVC entrance door.

First Floor Landing

With linen cupboard and UPVC picture window.

Front Bedroom 10'3" x 12'4" (3.14 x 3.76)



With central heating radiator, leaded UPVC picture window, built-in storage cupboard and vinyl effect laminate flooring.

Rear Bedroom 10'3" x 9'4" (3.14 x 2.85)

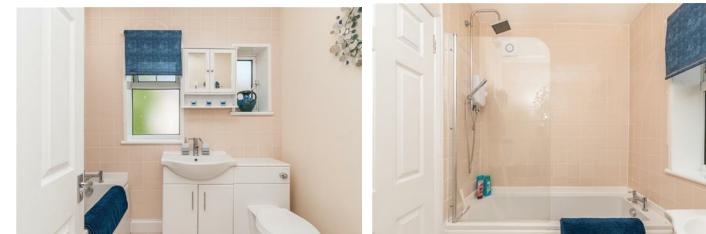
With laminate flooring, central heating radiator and single glazed window.

Front Bedroom 9'7" x 7'8" (2.94 x 2.35)



With central heating radiator and leaded UPVC picture window.

Bathroom 7'7" x 5'6" (2.33 x 1.69)



With modern white suite comprising panel bath with Triton electric shower with shower screen, vanity wash hand basin and close coupled WC, complimentary ceramic splash-back tiling, central heating radiator and two UPVC opaque windows.

Outside

To the front of the property is a lawned garden, whilst to one side is a large brick outbuilding. To the rear is a lawned garden with vehicular access and concrete hardstanding/garage base.