

FOR SALE



Francis Drive, Rotherham
Guide Price £210,000


MARTIN & CO



Francis Drive, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £210,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- No chain

GUIDE PRICE £210,000 - £220,000. A fantastic opportunity has arisen to own this charming three-bedroom semi-detached home located in a popular cul-de-sac. This property is perfect for a range of buyers and offers easy access to local amenities, public transport links, and major commuter routes such as the M1, M18, and Sheffield Parkway.

As you step into the property, you're greeted by an inviting entrance hall with a staircase leading up to the first-floor landing. The spacious lounge boasts a beautiful bay window and a feature fire surround, adding character and warmth to the room. The dining room is equally impressive with its own feature fire surround and patio doors opening up to the garden.

The kitchen provides storage space for all your culinary needs. Upstairs, you'll find three well-proportioned bedrooms, offering plenty of room for the whole family. The family bathroom features a pristine white four-piece suite, providing both style and functionality.

Outside, the property boasts a block-paved driveway leading to the garage, ideal for secure off-road parking. The rear garden is beautifully maintained and features a lush lawn and shrub borders, creating a



peaceful and private outdoor space.

Don't miss out on the opportunity to make this house your own! With no vendor chain involved, you can put your stamp on this property and create the home of your dreams.

ENTRANCE HALL With coving to the ceiling and a stair case rises to the first floor landing. There is a side facing window and front facing entrance door.

LOUNGE With a front facing bay window. The focal point of the room is the feature fire surround which houses the living flame gas fire.

DINING ROOM A generous sized room with patio doors which open onto the rear garden and coving to the ceiling. The focal point of the room is the feature fire surround which houses the living flame gas fire.

KITCHEN With built in storage cupboards and a single

bowl sink. There is plumbing for washing machine, space for fridge freezer, gas cooker point. Having a pantry, wall mounted central heating boiler, tiled walls, rear facing window and side facing entrance door.

LANDING A well proportioned landing with coving to the ceiling, access to the loft, storage cupboard and side facing window.

BEDROOM ONE A double sized room with coving to the ceiling and front facing bay window.

BEDROOM TWO A double size room with coving to the ceiling, storage cupboard and rear facing window.

BEDROOM THREE A generous size single room with built in storage cupboard and front facing window.

BATHROOM Having a white four piece suite which comprises of a bath, low flush w.c, wash hand basin, shower cubicle, tiling to the walls, side and rear facing windows.

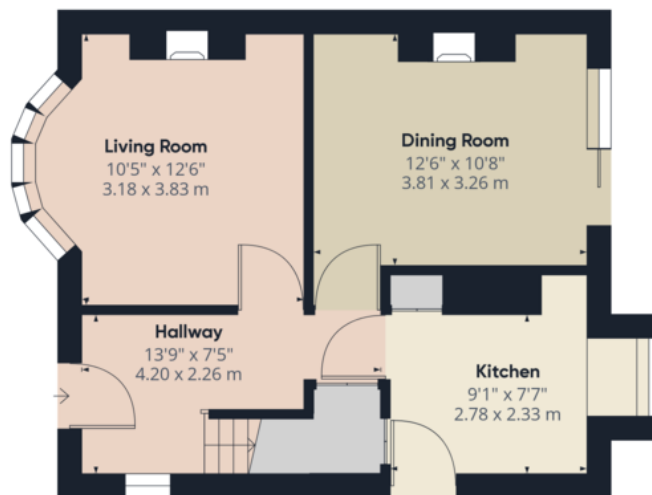


OUTSIDE To the front is a block paved drive which extends to the side providing off road parking. Single garage. To the rear is a beautifully maintained garden with patio, lawn, borders with mature shrubs.

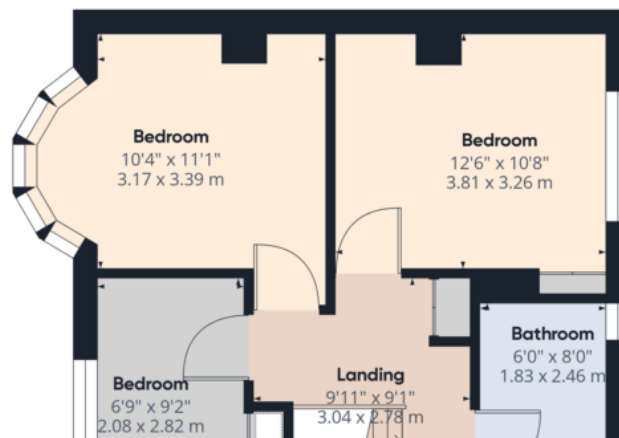


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Ground Floor



Approximate total area⁽¹⁾

916.06 ft²
85.11 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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