

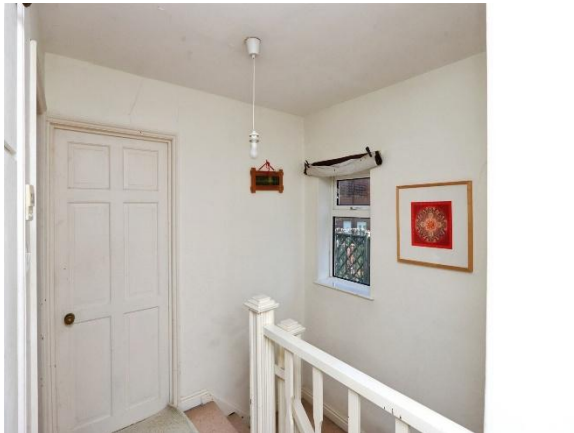


**Beaconsfield Road, Rotherham S60 3HB**

**welcome to**

**Beaconsfield Road, Rotherham**

GUIDE PRICE £200,000 - £210,000 READY FOR A NEW OWNER - Boasting NO ONWARD CHAIN, this impressively spacious three bed semi offers generous accommodation throughout. Featuring a tiered stone walled front garden, this home is perfectly placed to local amenities, transport links & schools.



### **Entrance Hall**

A welcoming reception space with a front facing door & a radiator.

### **Downstairs W.C.**

Practical cloakroom fitted with a WC & a front facing window.

### **Lounge**

A sophisticated living area featuring a front facing double glazed bay window & radiator.

### **Dining Room**

The formal second reception room with a rear facing window overlooking the garden.

### **Kitchen**

Fitted with wall & base units housing the integrated hob & oven & a rear facing double glazed window.

### **Utility**

A dedicated laundry & storage zone with a rear facing window & radiator.

### **Bedroom One**

An expansive principal bedroom with front facing window & radiator.

### **Bedroom Two**

A generous sized second double bedroom with rear facing double glazed window & radiator.

### **Bedroom Three**

A versatile third room with a built in storage cupboard, ideal as a bedroom or home office.

### **Bathroom**

Fitted with a modern suite comprising of a bath with shower over, hand wash basin & WC.

### **Outside**

To the front of the property is a driveway providing off road parking flanked by a tiered stone walled garden

To the side is a private garden area providing access to the outbuilding housing the utility room & second WC.

To the rear is a substantial & private tiered garden featuring a lawn & stone paved patio. The garden is meticulously designed with retaining walls & planters, creating distinct zones for relaxation & outdoor living.



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welcome to

## Beaconsfield Road, Rotherham

- NO ONWARD CHAIN providing a fast, hassle-free move
- High-efficiency boiler fitted 04/26 with full warranty cover
- Ideally located to the highly regarded Sitwell & Oakwood school catchments
- A substantial living space perfect for the growing family
- A tiered front garden & spacious rear garden

Tenure: Freehold EPC Rating: D

Council Tax Band: B

guide price



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117192 - 0006

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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