



65 Wood Lane, Treeton, Rotherham, South Yorkshire, S60 5QR

Offers In The Region Of £145,000

A charming two bedroom stone fronted Cottage located in the heart of the village and centrally placed for easy access to both Rotherham and Sheffield. The Cottage enjoys the benefits of gas central heating from a combi boiler and upvc double glazing and is ideally suited to the first time buyer. The accommodation comprises: Lounge, Kitchen, rear Lobby/Utility Room, ground floor Bathroom and two first floor Bedrooms. To the rear is an enclosed garden and vehicular access. NO VENDOR CHAIN.

LOUNGE 11'6" x 12'0" (3.51 x 3.66)



With front facing uPVC double glazed window and uPVC front entrance door. The focal point of the room is the marble composite decorative surround with storage cupboard to one side. Radiator

KITCHEN 11'3" x 8'5" (3.45 x 2.57)



With high gloss finish base and wall units and stainless steel sink set beneath the rear facing uPVC window. Cooker recess with gas point and high level extractor hood. Integrated fridge/freezer and plumbing for dishwasher. Tiled splashbacks and floor. Under stairs storage Pantry.

REAR ENTRANCE LOBBY/UTILITY ROOM 6'6" x 3'8" (2 x 1.13)

With a side facing uPVC door and plumbing for an automatic washing machine. Tiled walls and floor

BATHROOM 6'9" x 5'6" (2.06 x 1.68)



With modern white suite comprising a panelled bath with shower, 'Roca' wash hand basin and W.C. Heated towel rail, uPVC opaque window and tiling to the walls and floor.

FIRST FLOOR LANDING

FRONT BEDROOM 11'6" x 8'11" (3.51 x 2.72)

With built-in wardrobes to one wall, front facing uPVC double glazed sash window and central heating radiator.

REAR BEDROOM 8'4" x 11'6" (2.56 x 3.52)



With central heating radiator, rear facing uPVC double glazed window and cupboard housing the gas combi boiler

OUTSIDE



To the front of the property is a boundary stone wall with paved forecourt and on road parking available upon Wood Lane itself. To the rear of the property is a decked area and paved rear path which leads to the communal car parking areas from the rear access.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		62
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		85
(81-91) B		61
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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