



6 Longfellow Fold, Rotherham, S65 2NY

£125,000

OFFERED FOR SALE ON A 75% SHARED OWNERSHIP BASIS IS THIS MODERN TWO BEDROOM SEMI DETACHED BUNGALOW LOCATED ON A SMALL CUL-DE-SAC.

The Bungalow offers Gas central heating, uPVC double glazing and allocated parking, the accommodation comprises: Entrance Hall, Lounge, fitted Kitchen, two Bedrooms and Shower/Wet room. Longfellow Fold is located off Middle Lane South and is within 5 minutes drive from the Town Centre.

HALL



With composite entrance door, radiator and two built-in storage cupboards

LOUNGE 12'1" x 14'5" (3.7m x 4.4m)



With radiator and uPVC window

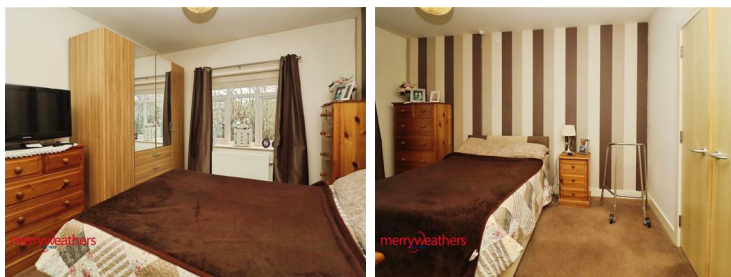
KITCHEN 7'6" x 12'5" (2.3m x 3.8m)



With a range of fitted base and wall units incorporating

an inset stainless steel sink, integrated electric hob and oven with extractor hood. Fitted breakfast bar with radiator beneath. Space and plumbing for washing machine. 'Worcester' gas combi boiler, rear facing uPVC window and composite door.

BEDROOM ONE 10'6" x 13'6" (3.21m x 4.12m)



With radiator and rear facing uPVC window and double doors opening into the Bathroom

BEDROOM TWO



With radiator and uPVC window

BATHROOM/WETROOM 10'9" x 6'9" (3.3m x 2.07m)



With walk-in shower enclosure, vanity wash basin and W.C. Radiator and uPVC opaque window

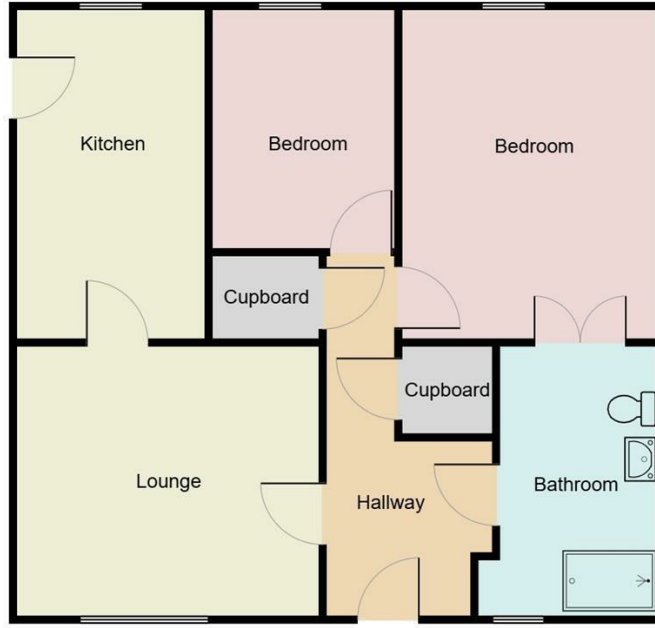
OUTSIDE



To the front of the Bungalow is a built-in store and allocated car parking space whilst to the rear is a lawned garden

MATERIAL INFORMATION

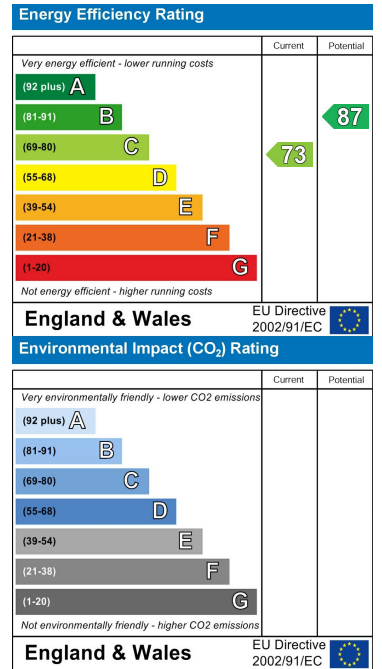
Floor Plan



Area Map



Energy Efficiency Graph



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 14-16 Ship Hill, Rotherham, S60 2HG

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

Offices also at: **Barnsley & Mexborough**

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

