



30 Elder Drive

Sunnyside, Rotherham, S66 3PW

Guide price £125,000



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NO CHAIN! This two bedroom semi detached property is ideal for a first time buyer. Including, lounge, kitchen diner, two bedrooms, bathroom, off road parking and garden to all sides of the property.

Situated in Sunnyside, it is ideal for motorway commuters with the m1 and m18 links being a short drive away. Close by is the Wickersley Tanyward where you will find independent stores, charity shops, butchers, supermarkets, restaurants and pubs. Along with the local amenities being within walking distance.

Entrance Hallway

External door into the hallway. Door into the lounge and stairs to the first floor landing.

Lounge

Front facing window. Feature electric fire place. Door into the kitchen. Built in storage cupboard.

Kitchen

Wall and base units with space for washing machine, fridge freezer, oven, hob with extractor fan and sink with drainer. Rear facing window and external door leading to the garden.

First Floor Landing

Doors leading to the bedrooms and bathroom.

Bedroom One

Front facing window. Space for a double bed and wardrobe. Built in storage cupboard.

Bedroom Two

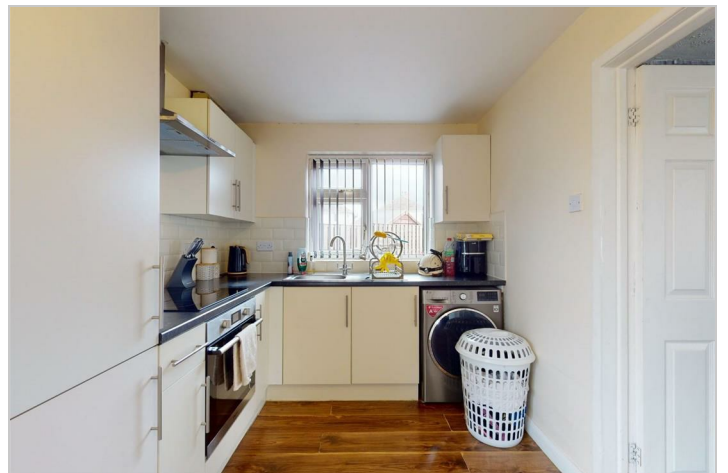
Space for a double bed and wardrobe. Built in storage cupboard. Rear facing window.

Bathroom

Bath, pedestal sink and WC. Rear facing window.

Exterior

To the front of the property there is a driveway for several cars. There is a front lawn and path leading to the rear of the property where there is a patio and lawn.



Road Map



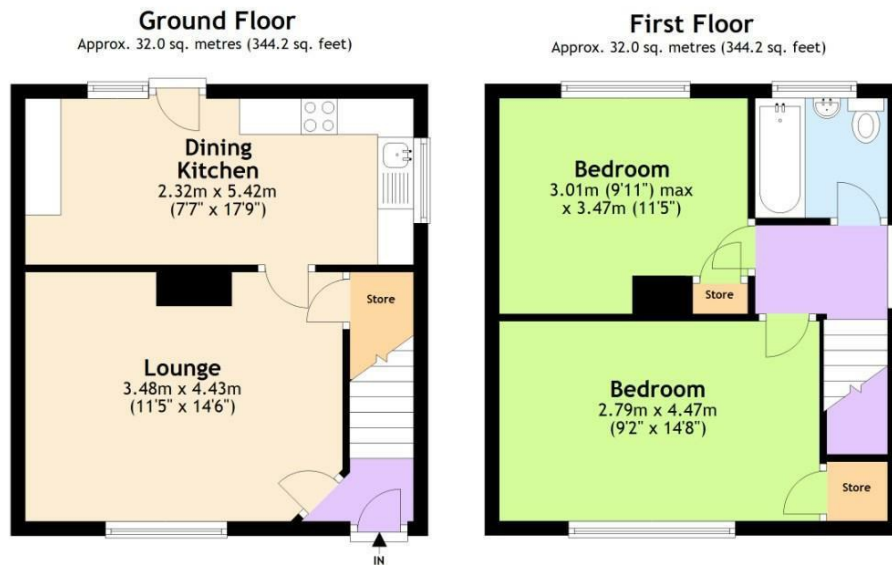
Hybrid Map



Terrain Map



Floor Plan



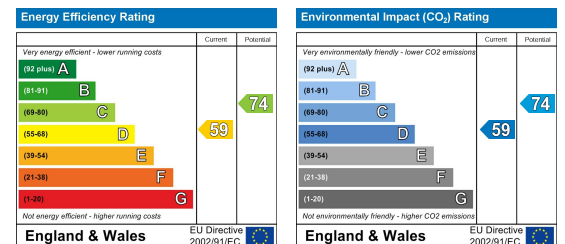
Total area: approx. 64.0 sq. metres (688.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.

Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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