



## Oval Road, Rotherham, S65 2HA

**£139,995**

An established three bedroom family home which occupies an extensive plot with large rear gardens and driveway parking to the front of the property for three to four vehicles. The interior of the property is presented in good condition with modern decor throughout. Accommodation includes entrance hall, living room, kitchen breakfast room, cloakroom wc. On the first floor there are three good sized bedrooms and a refitted bathroom.





# 3 Oval Road, Rotherham, S65 2HA

## ENTRANCE HALL

double glazed door leads into the hallway which is fitted a central heating radiator and stairs rise to first floor.

Located in a sought-after area, the property is conveniently situated for local amenities, transport links, and schools, making it an ideal choice for modern family life.

## CLOAKROOM WC

wc and a rear facing PVCu double glazed window.

## LIVING ROOM 15'7 x 10'9 (4.75m x 3.28m)

The lounge is fitted with a central heating radiator, has a media wall and a front facing PVCu double glazed window.

## KITCHEN BREAKFAST ROOM 16'1 x 7'3 (4.90m x 2.21m)

The kitchen diner is fitted with wall and base units with contrasting worksurfaces and tiled splashbacks, plumbing, breakfast bar, electric oven and electric hob, space for a fridge freezer, rear facing PVCu double glazed window and door. Also laid with a tiled floor.

## FIRST FLOOR LANDING

Loft access, carpet flooring

## BEDROOM 11'1 x 10'1 (3.38m x 3.07m)

Double glazed window, carpet flooring

## BEDROOM 13'0 x 7'5 (3.96m x 2.26m)

Double glazed window, carpet flooring

## BEDROOM 10'9 x 7'7 (3.28m x 2.31m )

Double glazed window, carpet flooring

## BATHROOM

Matching white bathroom suite with tiled surrounds

## OUTSIDE

Extensive lawned area with raised decking seating area. Driveway parking for two to three vehicles to the front of the property.







