



Westfield Road, Parkgate Rotherham S62 6EY

welcome to

Westfield Road, Parkgate Rotherham

GO WEST - THIS IS YOUR DESTINY– A Charming Detached Bungalow offering comfortable living, tucked away in a sought-after Location. With a drive, garage and private rear garden this property really must be viewed. CALL TODAY



Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

Entering through a side-facing double glazed door, the hallway features two useful storage cupboards, two central heating radiators, and a loft hatch providing access to additional loft storage.

Lounge

Situated to the front of the property is a generously sized lounge, featuring a front-facing double glazed window enjoying attractive field views, along with a gas central heating radiator.

Kitchen

The modern fitted kitchen boasts a range of wall and base units incorporating an oven, hob, and extractor fan. Additional integrated appliances include a fridge and freezer, dishwasher, and washing machine. The kitchen also benefits from a sink and drainer, a side-facing double glazed window, a gas central heating radiator, and ceiling spotlights.

Dining Room

Leading from the kitchen is the dining room, which enjoys attractive field views through a front-facing double glazed bow window and benefits from a gas central heating radiator.

Bedroom One

Positioned to the rear of the home, the generous master bedroom enjoys pleasant garden views through a rear-facing double glazed window. The room further benefits from fitted wardrobes and a gas central heating radiator.

Bedroom Two

Also enjoying pleasant garden views through a rear-facing double glazed window, Bedroom Two benefits

from fitted wardrobes and a gas central heating radiator.

Bathroom

The immaculate four-piece family bathroom comprises a large freestanding bath, a separate walk-in shower cubicle, low flush WC, and wash hand basin. The room further benefits from a side-facing double glazed window and a heated towel rail.

Outside

To the front of the home is a well-maintained courtyard garden, featuring a patio area, lawn, and enclosed fencing. The property also benefits from a driveway providing off-road parking for up to 2/3 vehicles, along with an attached garage situated beneath the property, complete with an electric roller door.

To the rear is a private and enclosed garden, enjoying a lawned area, patio seating space, and a mature cherry tree. The garden also benefits from useful bin storage.



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welcome to

Westfield Road, Parkgate Rotherham

- Bungalow
- Two bedrooms
- Garage
- Rear garden
- Delightful location

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: D

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117677 - 0005

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South
Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)