



## The Mount, Woodlithes

STUNNING PROPERTY IN A PRIME, SOUGHT AFTER LOCATION!

£160,000

- WICKERSLEY SCHOOL CATCHMENT
- POPULAR POSTCODE AREA
- FANTASTIC AMENITIES NEARBY
- STYLISHLY FINISHED THROUGHOUT
- END PLOT WITH LARGER GARDEN



## Property Description

This spotless family home is ready and waiting for you to move straight in. Situated on the ever popular Woodlathes village the property stands overlooking an open green and benefits from end plot with gardens to the side and rear. Easy access to the M1 and M18 motorway is just a few minutes drive, and reputable schools, shops and amenities are within walking distance. Take a closer look, as the property will not be around for long!!

### ENTRANCE HALL

Entrance to this stunning property is into a hallway with staircase rising to the first floor accommodation. Access is given to a useful downstairs cloakroom with low flush w.c. and pedestal wash hand basin. From the hallway access is given to the kitchen and then on to the lounge.

### KITCHEN

With a range of wall and base units in beech effect with black mottled rolled edged worktops inset with one and half bowl stainless sink and mixer taps, this beautiful kitchen is complete with stainless finished single electric oven, four ring stainless gas hob with extractor above and space available to a washing machine and fridge/freezer. The room is tiled in white with neutral decoration beyond and mosaic style flooring. A front facing window allows natural light and ventilation.

### CLOAKROOM

Fitted with low flush w.c. and pedestal wash hand basin in white, the room is the perfect addition to any family home.

### LOUNGE/DINER

This spacious lounge/diner has been decorated in neutral colours along with a feature red wall and fitted with wood effect flooring. Rear facing French Doors lead out onto the garden beyond and allow natural light to flood the room. The room is also fitted with a wooden fire surround with black back plate and hearth, set with a chrome and black finished electric fire, providing a lovely focal point to the room and perfect for those winter evenings. Space is available in abundance to allow for a dining suite of your choice, whilst access is given to a useful storage cupboard which is set beneath the staircase.

### STAIRCASE

The staircase case and landing are fitted with beige carpet flooring and neutrally decorated throughout. A landing area leads to a further staircase up to the second floor.

### BEDROOM TWO

To the front of the property is a double room with two front facing windows allowing for lashings of natural light. The room is decorated in pastel blue colours with contrasting beige carpet flooring. Space is available to allow you to install your own storage solutions if required.

### BEDROOM THREE

The second bedroom situated on the first floor is another good sized double with rear facing views across the garden beyond. The room is decorated in pastel colours with contrasting beige carpet flooring and is large enough to be used as a guest room if preferred.

### FAMILY BATHROOM

A family bathroom with side facing obscure window is fitted with round ended bath, pedestal wash hand basin and low flush wc. In white. The room is half tiled in beige with inset picture tiles and neutral decoration beyond with beige ceramic tiled flooring.

### MASTER BEDROOM

Situated on the second floor is a beautiful master suite. The room has a front facing dormer window providing a bright outlook to the room, and neutral decoration including a feature coloured wall and wood effect flooring give the space a contemporary feel. A double white glass sliding door wardrobe provides hanging and storage space and access is given to an en-suite bathroom.

### EN SUITE

The master en-suite comes with A shower cubicle in white with thermostatic mixer sower above, pedestal wash hand basin and low flush w.c. The room is half tiled in beige with inset picture tiles and beige ceramic tiled flooring. A Velux roof light allows for natural light and ventilation.

### GARDEN & EXTERIOR

To the front of the property is a gated entrance with paved pathway to the front and around the side of the property. A slate shale bed and lawn area complete the look. To the rear of the property is an enclosed family garden which is mainly laid to lawn along with paved patio area and access to the brick built garage to the rear of the property. Gated access leads out to the garage which provides off road parking on a block paved driveway for one vehicle.



## Tenure

Freehold

## Council Tax Band

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## Viewing Arrangements

Strictly by appointment

## Contact Details

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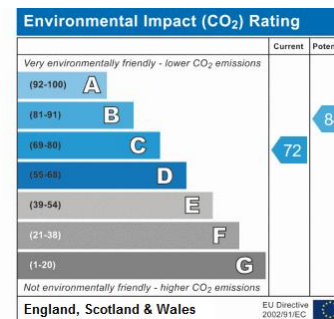
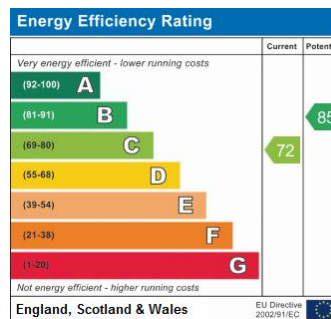
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