



Dovedale Road HERRINGTHORPE Rotherham S65 3AW

Guide Price £210,000 to £220,000



- **Fabulous Opportunity to Acquire a Spacious Three Bedroom Semi-Detached Home**
- **Two Reception Rooms, Fitted Kitchen, Ample Sized Bedrooms**
- **GREAT LOCATION - Convenient to Sought Afters Schools**
- **EPC to Follow**
- **Opportunity to Modernise Creating Your Very Own FOREVER FAMILY HOME**
- **Gardens Front and Rear, Driveway and DETACHED GARAGE**
- **Walking Distance to Stag with Shops, Restaurants, Chemist and Doctors Surgery**

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This well-proportioned three bedroom semi-detached home is situated within a highly sought after Herringthorpe location. It provides generous living space with two separate Reception rooms, ample sized bedrooms, a detached Garage and front and rear Gardens, ideal for growing families looking to put their own stamp on a home in a well-established location.

Dovedale Road is well placed for highly regarded Schools, is conveniently located for everyday amenities at the Stag, including Shops, Restaurants, a Chemist and Doctors Surgery, and provides excellent transport links with easy access to Town.

Accommodation briefly comprises of an Entrance Hall, Lounge, Dining Room, Fitted Kitchen, three first floor Bedrooms, all with built-in wardrobes, and there is a family Bathroom.

This is a wonderful opportunity to purchase a three bedroom semi-detached family home, in a desirable well-connected location with plenty of space both inside and out, with the OPPORTUNITY AND BUDGET to modernise and personalise to your own taste.

**** Viewing Advised - APPOINTMENT ONLY ****





GROUND FLOOR
414 sq.ft. (38.5 sq.m.) approx.

1ST FLOOR
416 sq.ft. (38.6 sq.m.) approx.



Whilst every effort has been made to ensure the accuracy of the floor plans, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and fittings shown have not been tested and no guarantee as to their operating or efficiency can be given.

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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that ,if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**