



Great Bank Road Herringthorpe Rotherham S65 3BT

Guide Price £280,000 to £290,000



- Immaculately presented and effortlessly stylish 3 Bedroom Semi Detached House
- Bay fronted Lounge with cosy Log Burner
- Three Generously sized Bedrooms & Built in Wardrobes
- Side & Rear Extended creating extra space for all Family needs!
- Modern Fitted Kitchen | Dining Area | Conservatory
- Stunning Family Bathroom with walk in Shower & separate Bath

Guide Price: £280,000 to £290,000. Nestled in a highly desirable area, this **THREE Bedroom, Bay fronted, Semi Detached** house has been perfectly extended to the side and rear and offers excellent access to transport links, local amenities, schools, and scenic walks, making this an ideal purchase for **GROWING FAMILIES!** Immaculately presented and effortlessly stylish, this turn key home offers a welcoming porch leading into the Entrance Hall which includes a downstairs WC and internal access to the Garage, providing both convenience and additional storage. A beautifully appointed Bay windowed Lounge is fitted with a cosy log burner and flows into a stylish Dining area which continues through to a bright Conservatory, creating a seamless living space with views overlooking the Garden. The modern fitted Kitchen is complete with integrated appliances, is impeccably presented and offers ample space to meet all family needs. The First Floor leads to the Master Bedroom with Bay window, built-in wardrobes and useful storage space. The second Double Bedroom was previously two Bedrooms which has been opened up to create a larger-than-average second Bedroom, while the third Bedroom is also a Double and benefits from built-in wardrobes. The Family Bathroom is a true wow factor, beautifully presented and forming part of the extension, boasting a modern walk-in shower, bath, his-and-hers sinks, and WC. The loft space has been fully boarded, providing a practical and easily accessible storage area. To the rear the Garden is arranged over two levels, with a large decked seating area, laid lawn, and pebbled sections. A fantastic feature is your very own **OUTDOOR BAR** with full electrics, perfect for entertaining all year round, along with the added bonus of a separate storage shed. To the front, the property features paved driveway, providing ample space for off-road parking and easy access to the integral garage, which is fitted with a secure up-and-over door. The frontage is well-maintained, offering a neat and welcoming introduction to this stylish home. **Viewings strictly by appointment only!*****





GROUND FLOOR
930 sq. ft. (86.4 sq.m.) approx.

1ST FLOOR
730 sq. ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 1661 sq. ft. (154.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan 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 taken as such by any prospective purchaser. The services, fixtures and appliances shown have not been tested and no guarantee as to their quality or efficiency can be given.
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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.

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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**