



**Herringthorpe Grove, Herringthorpe** Rotherham S65 3AE

**Guide Price £220,000 to £230,000**



- **Excellent Refurbishment Opportunity!**
- **Kitchen with Pantry, Rear Porch & Downstairs WC**
- **Rear Generous Lawn Garden, Patio & Mature Borders**
- **A Moments Walk from Amenities of Stag & Bus Links**
- **Reception Hall, Bay Window Lounge, Dining Room with Patio Doors**
- **THREE DOUBLE BEDROOMS, Shower Room & WC**
- **Driveway & Garage**
- **NO ONWARD CHIAN / Freehold / Council Tax Band C**

**This three-bedroom bay-window semi-detached home offers an excellent refurbishment opportunity, ideal for buyers looking to modernise a property to their own taste.**

**The property is located just a short walk from the shops, restaurants, and pubs around the Stag Roundabout, and benefits from excellent transport links to Rotherham, Sheffield, and nearby motorway networks.**

**Externally, the home features a driveway and garage, along with a generous rear garden with mature borders, providing a good amount of outdoor space.**

**Internally, the accommodation briefly comprises an entrance hall, a bright and spacious bay-window lounge, and sliding doors leading to a dining area with patio doors opening onto the garden. The property also includes a kitchen with a pantry and a rear porch with a downstairs toilet.**

**Upstairs, there are three double bedrooms, two of which feature original cast-iron stove fireplaces, adding character to the property. There is also a separate WC and a shower room.**

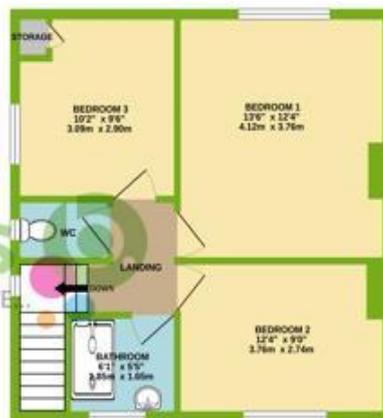
**Overall, the property offers good-sized accommodation with plenty of potential for renovation and improvement.**





GROUND FLOOR  
490 sq.ft. (45.5 sq.m.) approx.

1ST FLOOR  
475 sq.ft. (44.2 sq.m.) approx.



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TOTAL FLOOR AREA: 965 sq.ft. (89.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floors, windows, stairs 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 used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metagis 10/20

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		



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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.



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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](http://www.bartons-net.co.uk/links)**