



Herringthorpe Valley Road, Rotherham S65 3AQ

Guide Price £260,000 to £270,000



- **Beautifully Presented, 1930's Semi-Detached Home**
- **Renovated to a High Standard Throughout**
- **Resin Driveway & Detached Garage**
- **NO ONWARD CHAIN**
- **Three Bedrooms & Modern Bathroom**
- **Kitchen Diner with French Doors & Integral Appliances**
- **Low Maintenance Astro turf Garden & Patio**
- **FREEHOLD / Council Tax Band C**

Guide Price: £280,000 to £290,000. This REAR EXTENDED 1930's bay window semi-detached home is beautifully presented throughout, appointed with a high standard of fixtures and fittings. Having recently undergone a complete renovation - including central heating system and full electrical re-wire. Located within a sought after residential area which is close to highly regarded schools and provides easy access to public transport, shops, town and Parkgate Retail Outlet.

In brief the property comprises; Entrance Hall * Lounge * Kitchen Diner * Three Bedrooms * Bathroom * Low Maintenance Rear Garden * Resin Driveway * Detached Garage.

Entrance Hall

Entry through a UPVC door into the hall which has herringbone wood flooring, a storage cupboard and stairs rising up the first floor. Open plan through to the kitchen diner and a wood and glass paneled door to;

Lounge 11' 9" x 11' 3" (3.58m x 3.43m)

Front facing bay window reception room with continued herringbone wood flooring from the hall. Wall mounted electric socket for TV and a feature electric fire.

Kitchen/Diner 18' 8" x 18' 0" (5.69m x 5.48m)

Open Plan Kitchen Dining with continued herringbone wood flooring. Appointed with a range of base, wall, pull out pantry and drawer units, with complimentary wood work surfaces and a Belfast ceramic sink. Integral appliances to include; 5 ring gas hob, electric oven, microwave oven, dishwasher, fridge and freezer. Breakfast bar and dining area, a solid wood door giving side access from the driveway and with french doors opening out onto the rear garden.

First Floor Landing

Bedroom One 11' 5" x 11' 9" (3.48m x 3.58m)

Front facing bay window double bedroom with carpet flooring.

Bedroom Two 12' 6" x 11' 5" (3.81m x 3.48m)

Rear facing bay window double bedroom with carpet flooring.

Bedroom Three 6' 6" x 6' 0" (1.98m x 1.83m)

Front facing single bedroom with carpet flooring.

Bathroom 6' 6" x 6' 0" (1.98m x 1.83m)

Fully tiled and appointed with a three piece modern suite, comprising; bath with shower above and glass screen, floating wash basin and WC with a water jet sprayer attachment. There is a matte black heated towel rail to match the other fittings.



Exterior and Gardens

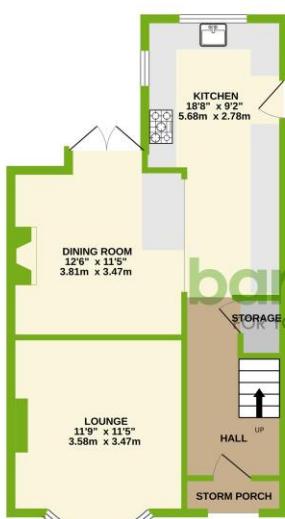
To the front of the property is a resin driveway with a decorative border which provides ample off-road parking and leads to the garage.

The rear is low maintenance having a patio seating area and astro turf garden. A wrought iron gate gives access to the garage and driveway.



GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.1 sq.m.) approx.



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Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		84 B
81-91	B		
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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