



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.



TOTAL FLOOR AREA: 929 sq. ft. (86.3 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of walls, windows, doors 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 layout, fixtures and fittings shown have not been tested and no guarantee is given as to their suitability or efficiency can be given. Made with Hoxpox 12/22

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



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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.

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