

# Herringthorpe Grove, Rotherham, South Yorkshire, S65

## CHARACTER, STYLE AND POTENTIAL! LARGE GARDENS, DRIVE, GARAGE, QUALITY LOCATION AND NO ONWARD CHAIN!

Priced to reflect the considerable potential on offer a three bedroom bay windowed 1930's semi detached home within this sought after and convenient location. Although the house has no central heating it is double glazed throughout and set within large rear gardens with wide frontage, driveway and garage to the front. Entrance hall, lounge, separate dining room and kitchen to the ground floor with three first floor bedrooms and bathroom. Located upon this cul de sac just off Herringthorpe Valley Road and with direct access to a variety of amenities at the Stag roundabout and short drive to the M1 motorway. No upward chain.

**Entrance Hall** With pvc front door with adjacent side panels, under stairs storage and stairs rising to the first floor.

**Lounge** 4.50 x 4.07. (Maximum measurements to bay)  
With front bay window and focal fireplace with tiled inlay and hearth.

**Dining Room** 3.69 x 3.23. With double glazed rear door and adjacent windows.

**Kitchen** 2.82 x 2.26. With a range of units, rear square bay window, rear door, stainless steel sink and plumbing for washer.

**First Floor Landing** With side window and access to the loft.

**Bedroom One** 4.11 x 3.69. With front window and original fireplace.

**Bedroom Two** 3.70 x 3.21. With rear window and original fireplace.

**Bedroom Three** 2.44 x 1.83. With front window.

**Bathroom** 2.25 x 2.22. With wc, wash basin and bath with mixer shower. Side window and cylinder cupboard with immersion heater.

**Outside** Attractive well stocked gardens to both front and rear the rear of particularly good sized and having far reaching views to the north, patio area and lawns with borders. To the front is a side by side parking area which provides access to the garage along with lawned gardens with borders.

**Garage** With double entry doors, light, power and new roof.

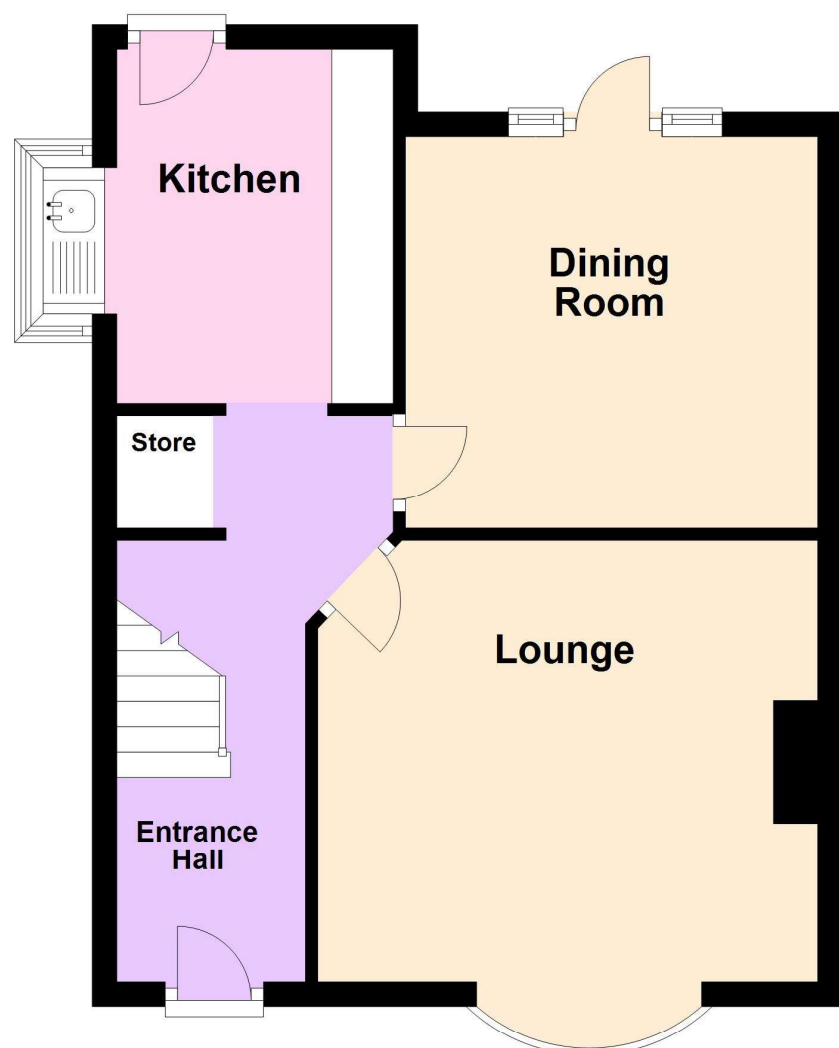


- Character home
- Massive potential
- Three bedrooms
- Double glazed throughout
- Large rear garden
- Drive and garage
- Close to amenities and motorway
- No onward chain

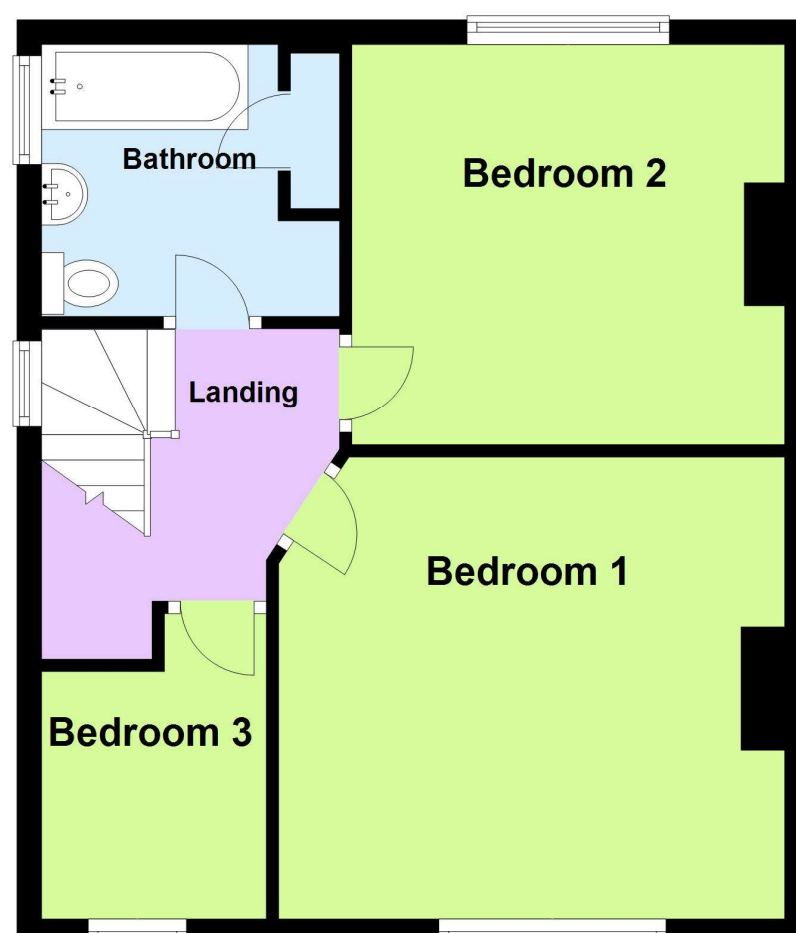
### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor



## First Floor



Total area: approx. 85.1 sq. metres (915.8 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.