

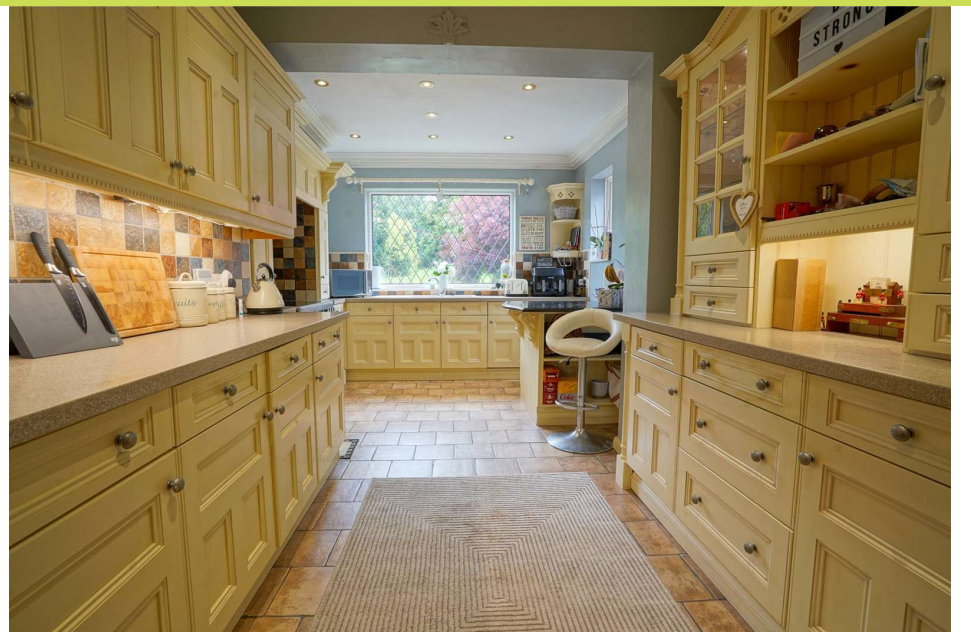
Freehold

Asking Price: £375,000

Herringthorpe Valley Road,
Rotherham, South Yorkshire, S65



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FABULOUS FAMILY HOME! HUGE 0.28 ACRE PLOT, SOUTHWESTERLY REAR ASPECT, FOUR BEDROOMS, EXTENDED AT THE REAR, TWO LARGE RECEPTION ROOMS, LONG DRIVE AND LARGE GARAGE, NO ONWARD CHAIN!

Offering style, character and size a fabulous four bedroom extended 1930's semi detached home. With the potential for interior remodelling this beautiful family home stands well set back from the road within a 0.28 acre plot with extensive enclosed rear gardens with sunny south westerly aspect. Including gas central heating and double glazing to windows and external doors along with long drive and large detached garage. Entrance porch, entrance hall, lounge, dining room, snug, breakfast kitchen, utility and cloakroom/WC to the ground floor with four first floor bedrooms, bathroom and separate wc. Close to local shopping at the Stag roundabout and within easy reach of the M1 this is an ideally placed 'forever home' which certainly warrants inspection to appreciate the character and potential on offer.

Entrance Porch With front entrance door and tiled floor.

Entrance Hall With tiled floor, side window, understairs storage and stairs rising to the first floor.

Lounge 4.93 x 4.97. (Maximum measurements to bay)

With front bay window, laminate floor and stone effect fire surround with tiled hearth.

Dining Room 4.57 x 3.96. With exposed wooden floor, focal fire surround and archway to the snug.

Snug 3.71 x 2.61. With exposed wooden floor and patio doors opening to the rear gardens.

Breakfast Kitchen 5.89 x 3.03. With an extensive range of fitted units in cream with dresser unit, worktops, double bowl sink with mixer tap and tiling and concealed lighting to the worktop area. Side and rear windows, breakfast bar with granite top, tiled floor, downlights to ceiling, pantry cupboard and plumbing for washer. There is a free standing gas cooker with extractor hood.

Utility Room 2.96 x 1.51. With side entrance door, front single glazed window, wall mounted combination gas boiler and plumbing for washer.

Cloakroom/WC 1.30 x 0.91. With wc, wash basin and vinyl floor.

First Floor Landing With ladder access to the loft space and feature front facing stained glass single glazed window.

Bedroom One 3.96 x 3.69. (Maximum measurements)

With rear window, laminate floor and vanity unit with wash basin.

Bedroom Two 3.96 x 3.68. With rear window and wardrobes to one wall.

Bedroom Three 3.95 x 2.73. With front window and laminate floor.

Bedroom Four 2.97 x 1.77. With front window and exposed wooden floor.

Bathroom 3.01 x 1.69. (Maximum measurements)

With wash basin and bath with shower over. Side window, vinyl floor, majority wall tiling and some aquapanelling.

Separate WC With side window, laminate floor and tiled walls.

Outside To the rear of the house are extensive enclosed lawned gardens which enjoy a good degree of privacy and sunny south westerly aspect. There are a range of trees and shrubs and crazy paved patio area. To the front of the house is a stone boundary wall screening lawned gardens with shrub borders and mature trees. There is a long gated driveway which provides ample off road parking and access to the garage.

Garage 9.95 x 2.49. A large brick built garage with automated entry door, light, power and access to the rear store room.

Store Room 3.20 x 2.35. Located to the rear of the garage and potentially suited to a variety of uses.



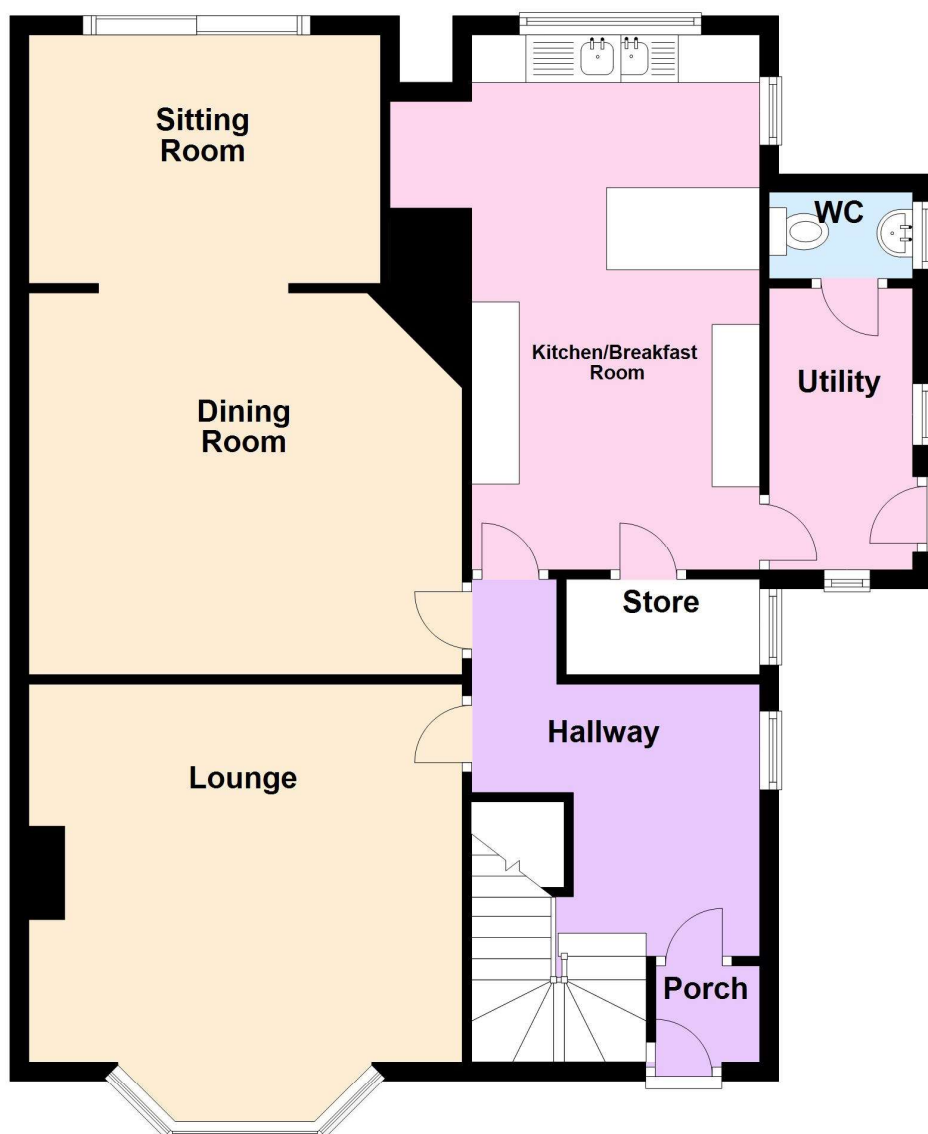
- Character, style and size
- Four bedroom 1930's semi detached
- Huge 0.28 acre garden
- Potential to remodel
- Close to local shopping and M1
- Ample parking and large garage
- No onward chain

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.

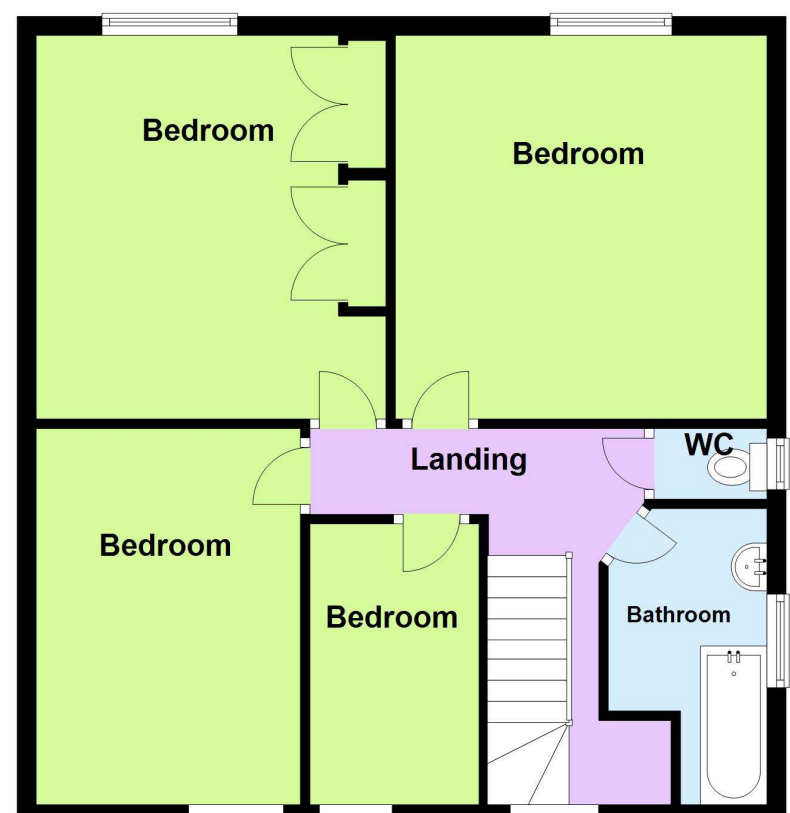
Ground Floor

Approx. 89.4 sq. metres (962.6 sq. feet)



First Floor

Approx. 61.3 sq. metres (659.5 sq. feet)



Total area: approx. 150.7 sq. metres (1622.1 sq. feet)

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