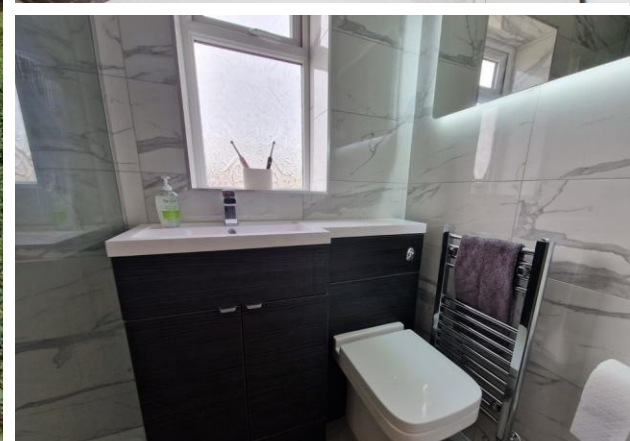


FOR SALE



Havercroft Road, Stag
Guide Price £190,000


MARTIN&CO



Havercroft Road, Stag

2 Bedrooms, 1 Bathroom

Guide Price £190,000

- Semi detached
- Two bedrooms
- Extended
- Drive and garage
- Carport

GUIDE PRICE £190,000 - £200,000. Tucked away in the well-regarded Stag area of Rotherham, Havercroft Road offers a thoughtfully updated and extended two-bedroom semi-detached home. Ideal for those seeking a blend of modern living with convenient access to amenities, this property provides a balanced layout, generous living spaces, and practical features both inside and out.

The home opens into an entrance hall with stairs rising to the first floor. The extended lounge and dining room present a spacious area, benefiting from dual aspect windows that allow natural light to fill the room. This versatile space offers plenty of room for both a seating area and a dining table, making it suitable for everything from quiet evenings in to hosting friends and family. The dual aspect not only enhances the sense of space but also ensures the room feels light and airy throughout the day.

The kitchen has been extended and upgraded with a modern range of two-tone wall and base units, providing ample storage and a stylish finish. The integrated appliances, including an oven, hob, extractor, and dishwasher, contribute to a sleek and practical kitchen that is ready for everyday use. There is also plenty of countertop space for meal preparation, with the layout designed for efficiency and ease of movement.



Upstairs, the first-floor landing leads to two well-proportioned bedrooms, each featuring built-in wardrobes. These fitted wardrobes maximise storage space while keeping the rooms clutter-free and functional. Both bedrooms are large enough to accommodate double beds, along with additional furniture if needed. The neutral décor throughout offers a blank canvas, allowing new owners to personalise the space to their taste.

The modern shower room is fitted with a fresh white three-piece suite, including a corner shower, a wash basin with storage, and a low-level WC. The contemporary tiling and fittings create a clean and inviting space that is easy to maintain. The room also offers practical features such as a heated towel rail, enhancing both comfort and convenience.

Externally, the property continues to impress with a well-maintained garden to the front and a driveway to the side. The drive provides off-street parking and leads to a useful carport and single garage, offering sheltered parking and additional storage options. The garage is ideal for storing gardening tools, bikes, or

other equipment and provides a secure and dry space. The rear garden is laid to lawn, providing a low-maintenance outdoor area with plenty of potential. The lawn offers a safe space for children to play or for pets to roam, while still leaving scope to introduce flower beds, planters, or a seating area. The garden benefits from good levels of privacy, making it a peaceful spot to enjoy during the warmer months.

The location of Havercroft Road enhances its appeal, with a range of local amenities nearby. Everyday essentials are well-catered for with Aldi, Morrisons, and Tesco Express within easy reach, while a variety of smaller shops, cafes, and services are also available locally.

For those needing to commute, the property is well-connected. The M1 motorway network is a short drive away, providing quick access to Sheffield, Leeds, and beyond. Public transport links are also strong, with regular bus services connecting to Rotherham town centre, Sheffield, and surrounding areas. For more extensive travel, Rotherham Central train station offers direct routes to a range of destinations, making this a



convenient base for both work and leisure. Overall, Havercroft Road offers a well-rounded package of modern interiors, practical outdoor space, and an accessible location. This home is well-suited to a variety of buyers, from first-time homeowners to those looking to downsize or invest. The updates and extensions carried out by the current owner have enhanced the property, ensuring it is move-in ready while still offering scope for further personalisation if desired.

ENTRANCE HALL With a staircase rising to the first floor landing, side facing window and front facing entrance door.

LOUNGE / DINING ROOM An extended living area that has dual aspect windows to both front and rear. The focal point of the room is the feature fire surround.

KITCHEN This extended kitchen has a range of

modern wall and base units in two ton white and grey, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, integrated dishwasher, plumbing for washing machine, space for fridge freezer, oven, hob, pantry, side facing window, rear facing window and side facing entrance door.

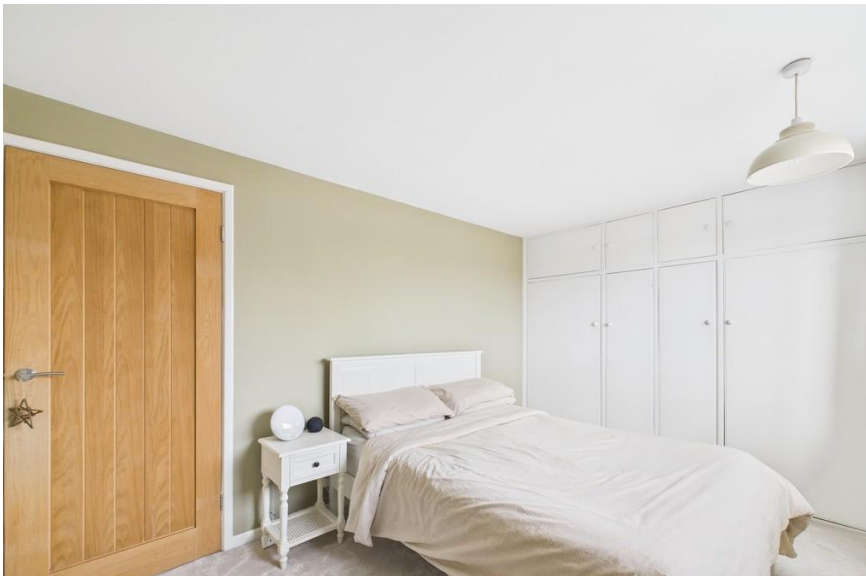
LANDING With side facing window and loft access.

BEDROOM ONE A double size room with fitted wardrobes, store cupboard and front facing window.

BEDROOM TWO A double size room with fitted wardrobes and rear facing window.

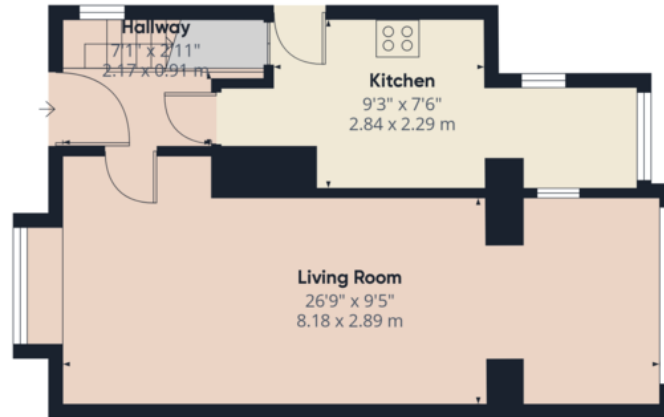
SHOWER ROOM Having a contemporary style white three piece suite which comprises of a vanity wash hand basin, w.c, walk in shower, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn garden with bushes. There is a block paved drive with carport leading to the single garage. To the rear is a garden laid to lawn with shrub borders.

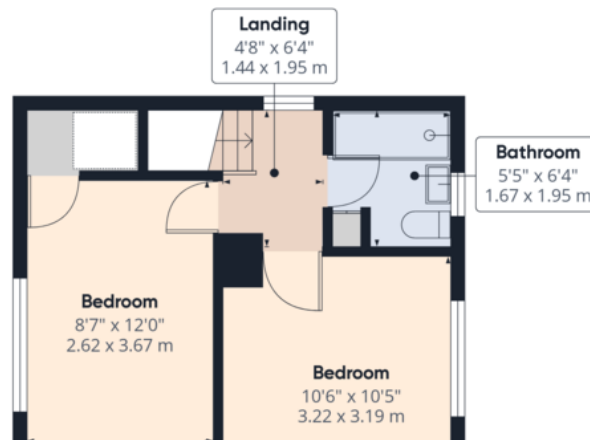


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Ground Floor



Approximate total area⁽¹⁾
722.58 ft²
67.13 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.