

FOR SALE



Chaucer Road, Herringthorpe
Guide Price £165,000


MARTIN&CO



Chaucer Road, Herringthorpe

3 Bedrooms, 1 Bathroom

Guide Price £165,000

- Semi detached
- Three bedrooms
- Popular location
- Well appointed
- Enclosed garden

GUIDE PRICE £165,000 - £175,000. This well-proportioned home in Herringthorpe offers a practical layout and extended living space in a sought-after residential area. With excellent access to local amenities, schools, and public transport links, it is well suited to a variety of buyers. The property is set back from the road with a low-maintenance front garden and an entrance to the side leading into the hallway. The lounge is a generous size, benefiting from two front-facing windows that allow plenty of natural light. A feature fire surround with a living flame gas fire adds a focal point to the space. The dining kitchen, located at the rear, is fitted with oak wall and base units, offering ample storage and workspace. There is room for a dining table, making it a sociable area for mealtimes. Completing the ground floor is a convenient shower room with a white three-piece suite.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, two of which have fitted wardrobes. The rooms offer flexibility for families, home working, or guest accommodation. Externally the rear garden is a good size and designed for low maintenance, with a mix of patio and pebbled areas along with shrub borders. This outdoor space provides plenty of room for seating, planting, or creating a more personalised garden.



Herringthorpe is a well-regarded residential area with easy access to everyday amenities. Nearby shopping options include Aldi and Tesco Extra, both a short drive away. Rotherham town centre is also within easy reach, offering a wider selection of shops, cafes, and services. For families, well-rated local schools include Herringthorpe Junior and Infant School and St Bernard's Catholic High School. Excellent public transport links provide connections to Rotherham and Sheffield, with bus services running regularly. The property is also conveniently located for road links, with the M1 and A630 nearby, making commuting straightforward. Overall, this extended home offers well-planned space in a convenient location, making it an ideal choice for a range of buyers.

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

LOUNGE A generous size lounge with coving to the ceiling and carpeted. The focal point of the room is the feature fire surround with living flame gas fire, dado rail to half height, two wall light points, front facing bow window and second front facing window..

DINING KITCHEN Having a range of fitted wall and base units in oak, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, hob, eye level oven, plumbing for washing, space for fridge freezer and tiled splash backs, With coving to the ceiling, laminate floor, rear facing window and side facing entrance door.

SHOWER ROOM Fitted with a three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor, tiled walls and side facing window.

LANDING With dado rail to half height, front facing window, storage cupboard housing the central heating boiler.



BEDROOM TWO A double size room with coving to the ceiling, mirror fronted wardrobes to one wall and front facing window.

BEDROOM ONE A generous size extended double room with coving to the ceiling, fitted wardrobes and rear facing window.

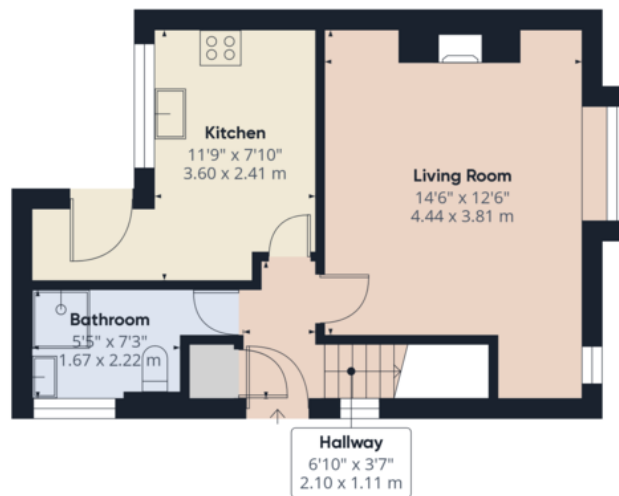
BEDROOM THREE A good size single room with coving to the ceiling and rear facing window.

OUTSIDE To the front of the property is a decorative, low maintenance garden with paving, pebbled areas with shrub borders. To the rear is an enclosed garden again which is low maintenance with paved areas, pebbled areas with shrub borders.

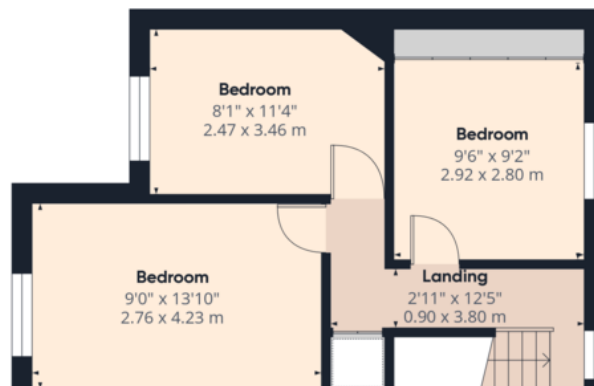


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
773.38 ft²
71.85 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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