

**FOR SALE**



**Chestnut Avenue, East Dene**  
**Guide Price £160,000**

  
**MARTIN&CO**





## Chestnut Avenue, East Dene

3 Bedrooms, 1 Bathroom

**Guide Price £160,000**

- Semi detached
- Three bedrooms
- Drive
- Well appointed
- Popular location

GUIDE PRICE £160,000 - £170,000. Chestnut Avenue sits comfortably in East Dene, a well-established part of Rotherham that continues to draw interest thanks to its mix of convenience and community feel. This property has seen thoughtful improvements over recent years, with a new roof adding peace of mind, a recently upgraded shower room bringing a fresh look to daily routines, and a multi-fuel stove installed in the lounge that adds both warmth and character.

The approach to the house sets a tidy scene with a block paved drive alongside a neat lawn. This space offers off-road parking and a pleasant first impression. Stepping through the front door leads to a hallway with stairs rising to the first floor and gives a natural flow into the rest of the home. The lounge sits at the heart of the ground floor, where the multi-fuel stove makes a real feature and provides a cosy spot to unwind. This space is sized well for arranging sofas and other furniture without feeling cramped. At the rear is the dining kitchen, fitted with a range of beech effect units that offer a warm tone and plenty of storage. There's ample room for a dining table, making it an easy space for everyday meals or gathering with family and friends. The layout looks out to the back garden, which can be enjoyed from the kitchen window.



Upstairs, the first floor landing leads to three bedrooms. The master bedroom benefits from fitted wardrobes running along one wall, making organisation simpler and freeing up floor space. The other two bedrooms offer flexibility, whether used as sleeping spaces, a home office or perhaps a dressing room. The recently refitted shower room has been done in a smart, modern style with contemporary fixtures that help lift the space and make it feel current. Outside, the rear garden is enclosed and laid mainly to lawn with a raised decked area perfect for positioning outdoor seating or a barbecue. A shed provides handy storage for gardening equipment or seasonal items. This outdoor area offers a straightforward place to enjoy some time outside without requiring too much upkeep.

The local area is part of what continues to make East Dene popular. Daily essentials are well covered, with ALDI and Tesco Express within a short drive. For more substantial shopping trips, Parkgate Shopping Park is nearby, offering larger stores and plenty of parking. Families will note the range of schools within reach,

including East Dene Primary School and St Ann's Junior and Infant School, both of which are a convenient distance away. Older students are served by Clifton Community School, adding to the family-friendly appeal.

Public transport is accessible, with bus routes along Doncaster Road connecting to Rotherham town centre and beyond. Rotherham Central train station is roughly ten minutes by car, linking to Sheffield, Doncaster and Leeds, making commuting or day trips straightforward. The area also has straightforward road connections via the A630 and A631, offering direct routes to the M1 and wider motorway network.

All in all Chestnut Avenue gives a balanced mix of practical living space, sensible modern upgrades and a position that's well suited to making daily life run that bit easier. Whether for growing families, first-time buyers looking to settle down or anyone after a property that doesn't need immediate work, this house stands as a straightforward option with solid features in a handy part of Rotherham.





**ENTRANCE HALL** Having a front facing composite entrance door and staircase to the first floor landing.

**LOUNGE** A generous size lounge with coving to the ceiling. The focal point of the room is the multifuel stove inset to the chimney breast with mantel set over and front facing bow window.

**DINING KITCHEN** With a range of fitted wall and base units in beech effect, Wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled splash backs, tiled floor, dual aspect windows to side, rear and rear facing entrance door.

**LANDING** With loft access with ladder and part boarded and side facing window.

**BEDROOM ONE** With coving to the ceiling, beautiful

fitted wardrobes to one wall and front facing window.

**BEDROOM TWO** With built in cupboard / wardrobe and rear facing window.

**BEDROOM THREE** With a rear facing window.

**SHOWER ROOM** A stunning shower room which has a vanity wash hand basin, walk in shower with glass screen with rain head shower, low flush w.c, tiled walls, tiled floor and front facing window.

**OUTSIDE** To the front of the property is a block paved drive to the side. lawn to the front and decorative wall. To the rear is an enclosed garden with decked area, lawn and shed.



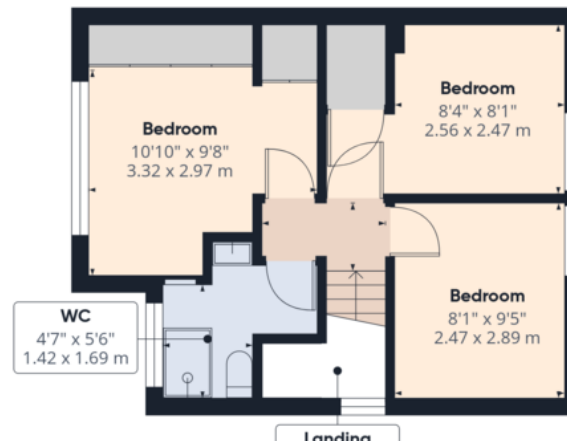
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Ground Floor



**Approximate total area<sup>(1)</sup>**  
701 ft<sup>2</sup>  
65.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

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