

FOR SALE



Hirst Drive, East Herringthorpe
Asking Price Of £85,000


MARTIN&CO



Hirst Drive, East Herringthorpe

3 Bedrooms, 1 Bathroom

Asking Price Of £85,000

- Semi detached
- Three bedrooms
- Two reception rooms
- No chain
- Upgrade required

Located on Hirst Drive in East Herringthorpe, this three-bedroom semi-detached property is offered to the market with no onward chain. It presents a clear opportunity for anyone looking to carry out a full renovation project, whether as a family home, rental investment, or first-time buy with the intention of modernising throughout. The house sits in a residential spot that's well-connected to local transport links and everyday amenities, making the location a practical one for long-term living or letting.

The internal layout follows a traditional arrangement typical of properties of this style and age, starting with an entrance hall that leads into the main ground floor spaces. At the front of the house is a bay-windowed lounge, which receives good natural light and, once refurbished, will offer a comfortable main living space. To the rear is a separate dining room, which is a useful second reception area and offers potential to knock through into the kitchen or reconfigure depending on renovation plans. The kitchen is positioned at the rear corner of the house and currently includes a basic range of wall and base units. While it is functional, this space would benefit from a full refit, with scope to expand or open up into the adjacent dining area, subject to the usual checks. Upstairs, the first floor landing gives access to three well-proportioned bedrooms. All three rooms are a



usable size, without the compromise often found in third bedrooms. The family bathroom completes the internal accommodation and, like the rest of the property, requires modernisation. Throughout the home, the structure and layout provide a good foundation for a full renovation project, with room to improve both the finish and potentially reconfigure areas to suit modern preferences.

Outside, the property has gardens to both the front and rear. The front garden is laid mainly to lawn, while the rear offers a private space that could be landscaped to create a usable garden, seating area, or space for family use. The plot size is manageable, and there is potential to create off-road parking, subject to relevant planning or permissions.

In terms of location, Hirst Drive is positioned within easy reach of key routes including the A630 and A6123, giving good access into Rotherham town centre, which is less than ten minutes by car. The M1 motorway is also reachable within a 15–20-minute drive, making this a suitable location for commuters heading towards Sheffield, Barnsley or Doncaster.

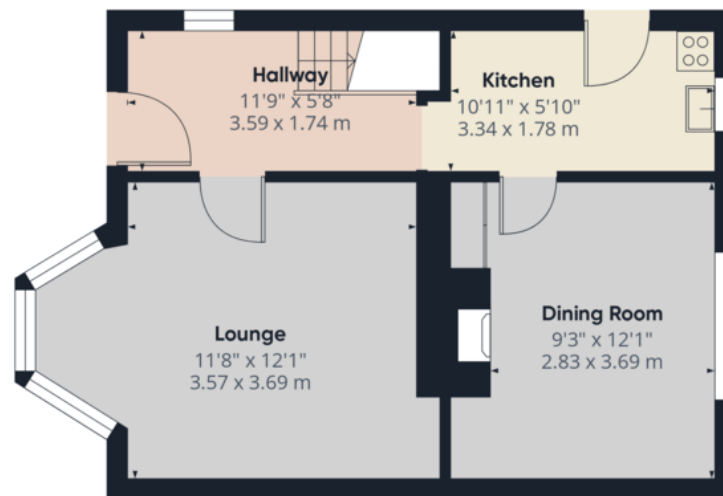
Local amenities are close at hand, with a number of convenience stores and everyday shops within walking distance. A short drive or bus ride brings access to larger supermarkets such as Asda at Eastwood, Aldi at Parkgate, and Morrisons near the town centre. Eastwood Trading Estate and Parkgate Shopping Park are also nearby, offering a wider range of shops and services.

For families, the area is served by several schools including East Herringthorpe Infant and Junior Schools, both within walking distance, as well as Clifton Community School and Oakwood High School for secondary education.

This is a straightforward project opportunity in a well-connected part of Rotherham, ideal for anyone looking to add value through renovation. With no chain involved, the property is available for a swift purchase and has the potential to be transformed into a comfortable, modernised home.

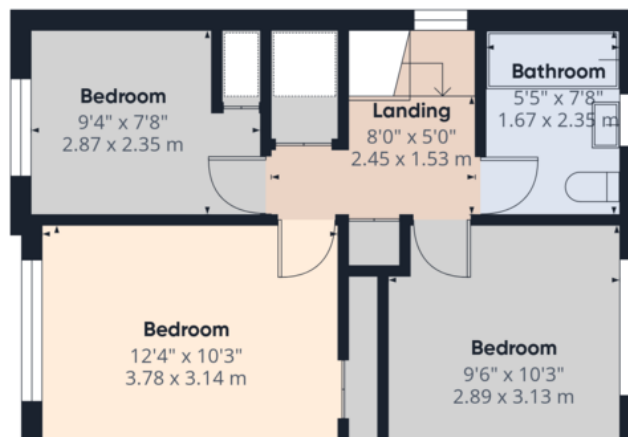


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		



Ground Floor

Approximate total area⁽¹⁾
 819 ft²
 76.2 m²



(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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