

FOR SALE



New Street, Greasbrough
Guide Price £125,000


MARTIN&CO



New Street, Greasbrough

1 Bedroom, 1 Bathroom

Guide Price £125,000

- Cottage
- One bedroom
- Generous garden
- No chain
- Popular location

GUIDE PRICE £125,000 - £135,000. Tucked away on New Street in the centre of Greasbrough, offers a rare opportunity to buy a one-bedroom end terrace cottage with a good-sized enclosed garden to the side. With no chain involved, the property is ready for a new owner to move straight in or start making changes. Its layout and character will appeal to a variety of buyers, from those looking for a manageable first home, to anyone downsizing, or investors wanting something a little different.

Inside, the kitchen sits to the front of the house and features a clean, neutral design with cream high gloss units, integrated oven, hob, and extractor. Dual aspect windows allow light to flow in from both the front and side, and there's an understairs store to keep everyday items tucked away. This is a neat and functional space.

The lounge carries a strong sense of character, with a tiled floor and a feature fireplace giving the room a distinctive feel. The door here opens directly out to the garden, giving easy access to the outdoor space and bringing more natural light into the room.

Upstairs, the bedroom is larger than expected. Wooden flooring and a second feature fireplace give it a warm, traditional feel, and there's still space here for wardrobes or drawers. The bathroom sits off the landing and includes a three-piece suite, keeping



everything practical and simple.

Where this home really sets itself apart is the garden. Running to the side of the house rather than behind, it creates a more open and useable space than many similar-sized properties. There's a patio area ideal for sitting out, paved pathways, and mature shrub borders that soften the edges and add a bit of greenery. The space feels enclosed and private, which is not always easy to find with properties of this type.

Greasbrough itself is a popular area for good reason.

Local amenities are just a short walk away – including a Co-op, post office, pharmacy and takeaways – offering everything needed for day-to-day living. There's also Greasbrough Park nearby for green space, and the beautiful countryside of Wentworth is only a short drive.

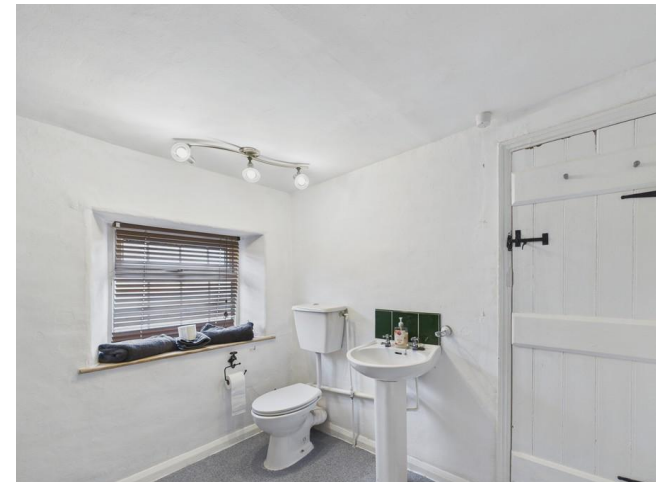
For those needing transport links, public buses run regularly into Rotherham town centre, which is around 2 miles away. Rotherham Central station connects to the wider rail network, and the nearby M1 and M18 provide quick road access to Sheffield, Barnsley, and Doncaster.

Local schools include Greasbrough Primary and Roughwood Primary, while for secondary education, Winterhill School is close by.

Altogether New Street offers a manageable, characterful home in a well-connected part of town, with the added benefit of an enclosed garden and no onward chain. Whether as a first step on the ladder or as a longer-term investment, this is a place that combines practicality with a bit of personality.

KITCHEN With a range of fitted wall and base units in high gloss cream, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, hob, oven, plumbing for washing machine, tiled floor, tiled splash backs, front facing entrance door, dual aspect windows to the front and side. A staircase rises to the first floor landing with under stairs storage.

LOUNGE A comfortable lounge which has feature fire place with inset brickwork, built in storage to one side



of the chimney breast, tiled floor, side facing entrance door to the garden and rear facing window.

FIRST FLOOR LANDING

MASTER BEDROOM A generously sized master bedroom with wooden floor, feature fireplace and rear facing window.

BATHROOM A superb sized bathroom with a three piece suite which comprises of a low flush w.c, wash hand basin, bath with shower over, tiled splash backs, cupboard housing the central heating boiler and front facing window.

OUTSIDE The property has an enclosed side garden which is a rare find for this style of property, with paved patio area, paved pathways and central shrub border rockery.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D		
39-54	E	43 E	
21-38	F		
1-20	G		





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