

**FOR SALE**



**Cowper Drive, Herringthorpe**  
**Guide Price £135,000**

  
**MARTIN & CO**



## Cowper Drive, Herringthorpe

2 Bedrooms, 1 Bathroom

Guide Price £135,000

- Semi detached
- Two double bedrooms
- Generous garden
- No chain
- Off road parking

GUIDE PRICE £135,000 - £145,000. Offered for sale with no chain involved is this well presented two double bedroom semi detached home, set within the popular area of Herringthorpe. With generous outdoor space, off road parking and good room sizes throughout, the property is likely to appeal to first time buyers, downsizers and investors alike. Cowper Drive is well placed for access to local amenities, schools and transport links, while Rotherham town centre and major road networks are only a short distance away. The accommodation begins with an entrance hall giving access to the ground floor rooms and staircase leading to the first floor landing. The lounge sits to the front of the property and provides a comfortable everyday living space. To the rear is a dining kitchen fitted with a range of wall and base units, offering useful storage and worktop space. There is room for appliances and space for a dining table, making it a practical room for day to day living. The kitchen also benefits from views over the rear garden and access into the side entrance hall with a useful cloakroom fitted with a w.c.

The first floor landing leads to two double bedrooms and the family bathroom. Bedroom one is particularly spacious and larger than average. The second bedroom is also a good size and overlooks the rear garden. The bathroom is generously proportioned and



fitted with a white three piece suite including bath, wash basin and WC. Outside, the property continues to offer good space. To the front is a lawned garden along with off road parking. The side and rear garden are of a generous size, mainly laid to lawn with patio and pebbled seating areas creating space for outdoor dining, children's play equipment or general day to day use. The enclosed rear garden also offers a good degree of privacy. Herringthorpe remains a consistently popular part of Rotherham due to its convenient location and access to everyday facilities. A range of local shops and supermarkets are within easy reach including Tesco Extra at Drummond Street, Morrisons in Parkgate and Aldi nearby. Rotherham town centre offers a wider range of retail and leisure facilities including restaurants, cafés and cinema options. The property is well placed for schooling with several well regarded schools in the area including Herringthorpe Junior School, St Bernard's Catholic High School and Oakwood High School. Rotherham Hospital is also within easy reach, making the location

practical for hospital staff and healthcare workers. For commuters, there are regular bus routes running through the area connecting to Rotherham town centre, Meadowhall and Sheffield. Rotherham Central train station provides rail links to Sheffield, Leeds and Doncaster, while the M1 and M18 motorway networks are accessible for travel further afield.

**ENTRANCE HALL** With stairs to the first floor landing and front facing entrance door.

**LOUNGE** A generous size lounge with decorative coving and rose to the ceiling and front facing window.

**DINING KITCHEN** With coving to the ceiling, kitchen has a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are



set beneath worktops which include a one and a half bowl sink, plumbing for washing machine, space for fridge freezer, space for cooker, tiled splash backs and rear facing window.

three piece suite comprising of a low flush w.c, wash hand basin, bath with shower over, tiled splash backs, loft access and rear facing window.

**SIDE LOBBY** With side facing entrance door, store cupboard.

**OUTSIDE** There is off road parking to the front with lawn. To the rear is a generous size garden with patio, lawn, borders and rear area with chippings.

**CLOAKROOM** With a white low flush w.c and side facing window.

**LANDING** With side facing window.

**BEDROOM ONE** A larger than average double bedroom with storage cupboard and two front facing windows.

**BEDROOM TWO** A double size room with rear facing window.

**BATHROOM** Being larger than average with a white



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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