



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



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30, Renishaw Avenue, Rotherham, S60 3LW

Guide Price £240,000

30 Renishaw Avenue, Grange Estate,
Rotherham, S60 3LW

Description
 Guide Price £240,000 - £250,000
 Presented with no upward chain and conveniently located near Sitwell School, this extended 3-bedroom semi-detached residence offers an ideal canvas for the next family to imbue with their own cherished memories. Stepping beyond the threshold reveals an extended entrance hallway, thoughtfully designed to accommodate coats and prams, setting the tone for the warm and welcoming ambiance within.

The bow windowed living room exudes charm, boasting a focal fireplace with a marble effect back and hearth, complemented by an electric coal effect fire for cozy evenings spent in comfort. A feature arch gracefully leads to the extended dining room, now offering ample space for family gatherings and entertaining, with French-style doors opening onto the patio, seamlessly blending indoor and outdoor living. The kitchen is fitted with a comprehensive range of units along with a Stoves double oven & a gas hob. A side facing courtesy door leads to the driveway. To the understairs is a very useful ground floor WC.

Ascending to the first floor unveils three bedrooms, comprising two doubles and a single, each offering a peaceful retreat for rest and relaxation. The bow windowed double bedrooms boast fitted wardrobes, maximizing storage space, while the single bedroom features a built-in cupboard to the stair bulkhead, optimizing functionality. The wet room presents a practical addition, equipped with a 3-piece suite including an electric shower, low-level WC, and washbasin, ensuring convenience for the household. Tasteful tiling adorns the shower area, complemented by fitted medicine cabinets for added organization.

Outside, a mature tree and shrub garden grace the front of the property, enhancing its curb appeal. A tandem-style driveway offers off-road parking for several vehicles, leading to the rear single garage. The flagged patio extends the living space outdoors, overlooking the mature lawn garden, while a garden shed and additional outbuilding provide valuable storage solutions.

Positioned approximately 2 miles from junction 33 of the M1 motorway and the Sheffield Parkway, commuting is effortless. Nearby amenities include Oakwood Secondary School, Thomas Rotherham 6th form college, and Rotherham Hospital, ensuring convenience for everyday needs. While the property may benefit from some modernisation, the inherent potential is boundless, offering an exciting opportunity to tailor the residence to personal preferences and create a cherished family home for years to come.

- An extended 3 bedroom semi detached home
- No upward chain & ground floor WC
- Lounge & separate dining room with french style doors
- 2 double bedrooms with fitted wardrobes
- Wet room with fitted electric shower
- Spacious tandem style driveway & detached single garage
- Beautiful mature front shrub garden & rear lawn garden
- Very close to highly rated Sitwell J&I School
- Close to convenience store at Worrygoose Island
- Freehold. Council tax band C



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