

**FOR SALE**



**Grange Road, Grange**  
**Guide Price £270,000**

  
**MARTIN & CO**



## Grange Road, Grange

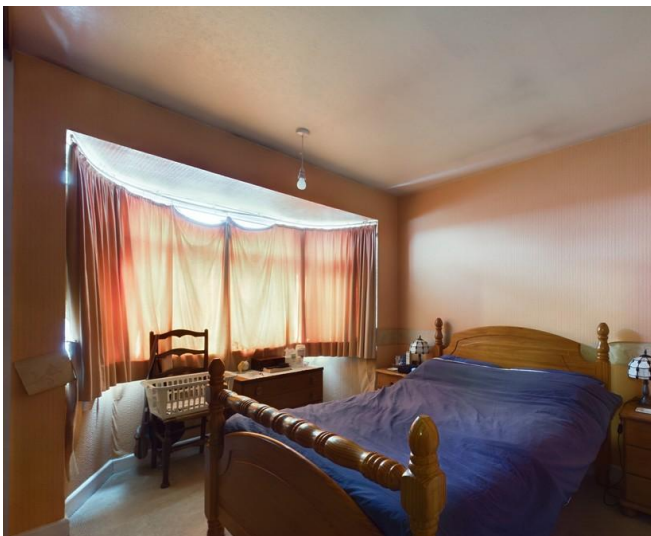
3 Bedrooms, 1 Bathroom

Guide Price £270,000

- Semi detached
- Three bedrooms
- One bedroom annex
- Oversized garage
- Conservatory

GUIDE PRICE £270,000 - £280,000. Exceptional Family Home with Versatile Annex.

Discover the perfect blend of flexibility and convenience in this three-bedroom semi-detached home, with a one bedroom annex in the much sought-after area of Grange, Rotherham. This property promises an excellent opportunity to imprint your personal style, making it an ideal choice for various buyers.



The key features of the home include spacious living areas where family time can be enjoyed in a bay-windowed lounge equipped with a log burner. The dining kitchen comes outfitted with modern fitted units, perfect for home-cooked meals. For added comfort, a rear conservatory provides additional space for relaxation or entertainment, overlooking the pebbled and patio garden. The functional layout on the first floor hosts three well-proportioned bedrooms and a shower room. A unique aspect of this home is the seamless connection to a one-bedroom annex, which includes a generous lounge with kitchenette, a single bedroom, and an en-suite shower room. Outdoor features include a driveway leading to an oversized garage with a storage room, a low-maintenance pebbled front garden, and a private enclosed rear

garden. The home's prime location positions it ideally to access local amenities, public transport, and major commuter links like the M1, Sheffield Parkway, and Rotherham Hospital.

This property is more than a home; it's a lifestyle choice for those seeking flexibility and convenience in a prestigious neighborhood.

**ENTRANCE HALL** With laminate flooring, a staircase rises to the first floor landing and front facing entrance door.

**LOUNGE** With coving to the ceiling and front facing bay window. The focal point of the room is the multi fuel stove inset to the chimney breast with wooden mantel above.

**DINING KITCHEN** With a range of fitted units in oak. Base units are set beneath contrasting worktops which include a 5 ring gas hob with extractor above, electric

oven, one and a half bowl sink, plumbing for washing machine, plumbing for dishwasher, tiled floor, rear facing window and door to the garage. Dining area has laminate flooring, coving to the ceiling and double doors to the conservatory.

**CONSERVATORY** With laminate flooring, side and rear facing windows overlooking the rear garden.

**FIRST FLOOR LANDING** With access to the loft, cupboard, access to bedrooms, shower room and annex.

**BEDROOM ONE** A double size room with front facing bay window.

**BEDROOM TWO** A double size room with store cupboard and rear facing bay window.

**BEDROOM THREE** A generous size single room with store cupboard and front facing window.



**SHOWER ROOM** With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled walls, tiled floor and two rear facing windows.

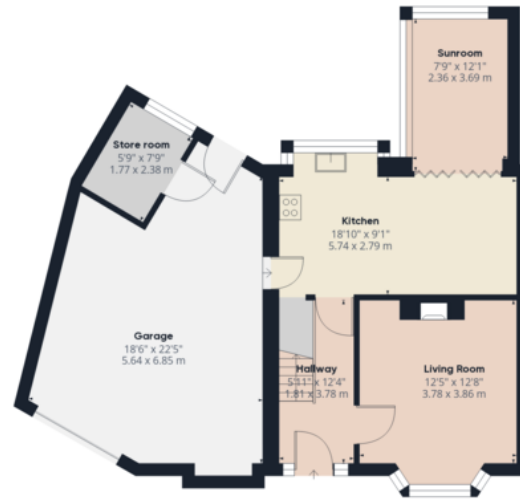
**ANNEX** With a generous size lounge / dining room with coving to the ceiling and two front facing windows. There is a kitchenette with base units in white and single bowl sink unit. Single bedroom with rear facing window. En-suite shower room with a three piece suite comprising of a low flush w.c, vanity wash hand basin, shower base and tiled walls.

**OUTSIDE** To the front of the property is a pebbled garden with drive leading the oversized garage with up and over door and useful store room. To the rear is an enclosed garden with patio and pebbled area.



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Ground Floor



Approximate total area<sup>(1)</sup>  
 1733.53 ft<sup>2</sup>  
 161.05 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.