

**FOR SALE**



**Louden Road, Scholes**  
**Guide Price £180,000**



  
**MARTIN&CO**

## Louden Road, Scholes

3 Bedrooms, 1 Bathroom

**Guide Price £180,000**

- Semi detached
- Three bedrooms
- No chain
- Drive and garage
- Stunning rear views

GUIDE PRICE £180,000 - £190,000. Located in the highly desirable area of Scholes, Loudon Road offers an exciting opportunity for buyers to create their ideal family home, requiring upgrading. This three-bedroom semi-detached property enjoys a prime position, boasting stunning panoramic views over open fields to the rear. Whether you're a first-time buyer, growing family, or investor, this home is ready for you to add your personal touch.

The property benefits from excellent transport links, with easy access to local public transport, the M1 motorway, and just a short drive to Meadowhall Shopping Centre and Rotherham town centre. Scholes itself is a peaceful community, offering a balance of rural charm and suburban convenience.

Upon entering the property, you're greeted by a front entrance porch leading into a hallway with stairs to the first-floor landing. The lounge features a fireplace with an electric fire. Adjacent to the lounge is a bright dining room that captures the impressive open views. The kitchen is practical, offering ample storage and worktop space, with a rear porch providing additional access to the garden.

Upstairs, the property features three bedrooms. The

main bedroom includes fitted wardrobes, providing excellent storage solutions, while the second and third bedrooms offer flexibility for family use or a home office. The family bathroom is complete with a three-piece suite.

Externally, the home offers a front garden, a driveway leading to a single garage, and a generous rear garden that opens out onto picturesque fields. The rear garden, with its lawn and mature shrubs, provides a peaceful retreat where you can fully enjoy the far-reaching countryside views.

This property offers tremendous potential in a tranquil setting, with superb connections to local amenities and commuter routes. Don't miss the opportunity to make Loudon Road your next home.

**FRONT ENTRANCE PORCH** With front facing French doors and door to the entrance hall.

**ENTRANCE HALL** With a staircase rising to the first floor landing, picture rail and doors to the downstairs accommodation.

**LOUNGE** With picture rail, built in storage cupboard, feature fire surround with electric fire and front facing window.

**DINING ROOM** With coving to the ceiling and picture rail, built in cupboard and rear facing window offering views.

**KITCHEN** With wall and base units, single bowl sink, gas cooker point, pantry, two side facing windows and rear facing door to the rear porch.

**REAR PORCH** With side facing entrance door, side and rear facing windows with far reaching views.

**LANDING** With side facing window and loft access.

**BEDROOM ONE** With coving to the ceiling and picture

rail. There are fitted wardrobes and front facing window.

**BEDROOM TWO** With coving to the ceiling and picture rail, rear facing window offering stunning views.

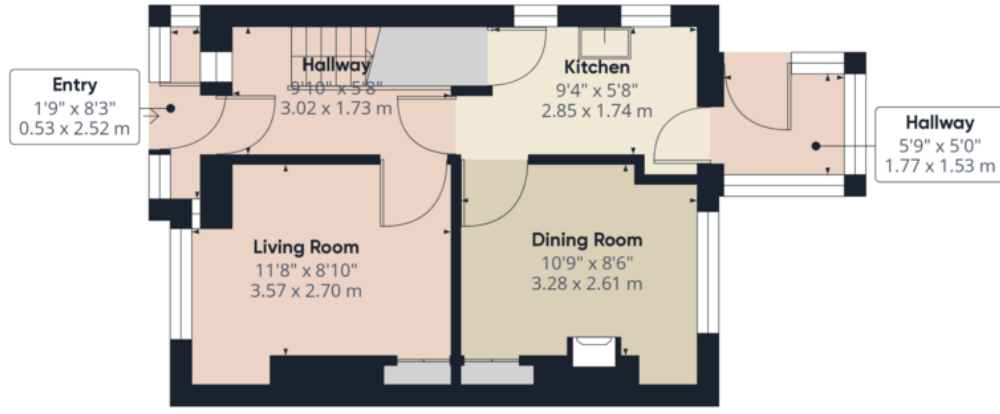
**BEDROOM THREE** With a front facing window.

**BATHROOM** with a three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and side facing window.

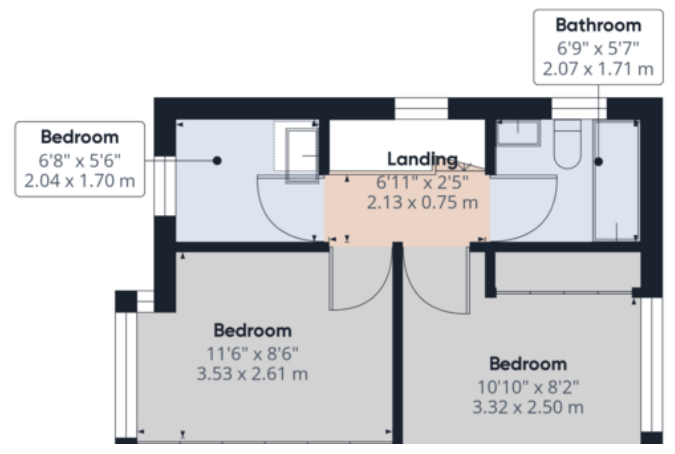
**OUTSIDE** To the front is a garden with mature shrubs. Drive to the side leads to a single garage. To the rear is a garden laid to lawn with mature shrubs and bushes with adjacent open fields.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	53 E	
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
694.27 ft<sup>2</sup>  
64.5 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.

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

# 01709 544982

<http://www.martinco.com>



**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.

