

FOR SALE



Shelley Drive, East Dene
Asking Price Of £105,000


MARTIN&CO



Shelley Drive, East Dene

3 Bedrooms, 1 Bathroom

Asking Price Of £105,000

- Semi detached
- Three bedrooms
- No chain
- Gardens
- Upgrade required

This well-proportioned home in Herringthorpe offers a practical layout, requiring a refurbishment. With excellent access to local amenities, schools, and public transport links, it is well suited to a variety of buyers.

The lounge is a generous size. The dining kitchen is located at the rear.

Upstairs, the first-floor landing leads to three well-proportioned bedrooms, bathroom with a three piece suite.

Externally the rear garden is a good size.

Herringthorpe is a well-regarded residential area with easy access to everyday amenities. Nearby shopping options include Aldi and Tesco Extra, both a short drive away. Rotherham town centre is also within easy reach, offering a wider selection of shops, cafes, and services. For families, well-rated local schools include Herringthorpe Junior and Infant School and St Bernard's Catholic High School. Excellent public transport links provide connections to Rotherham and Sheffield, with bus services running regularly. The property is also conveniently located for road links, with the M1 and A630 nearby, making commuting straightforward.

Overall, this extended home offers well-planned space in a convenient location, making it an ideal choice for a range of buyers.



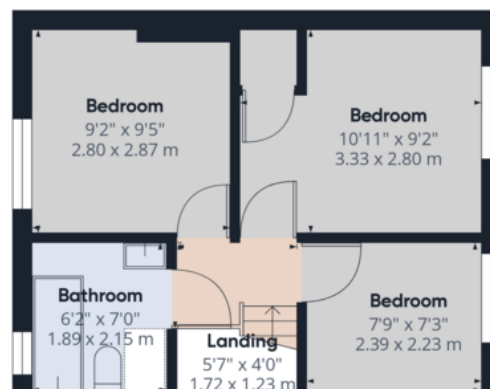




| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 80 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



Ground Floor



Approximate total area⁽¹⁾
622.48 ft²
57.83 m²

(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.

Calculations were based on RICS IPMS 3C standard. Please note that

Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>

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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.