

FOR SALE



Great Bank Road, Herringthorpe
Guide Price £260,000


MARTIN & CO



**Great Bank Road,
Herringthorpe**
3 Bedrooms, 1 Bathroom
Guide Price £260,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

GUIDE PRICE £260,000 - £270,000. Set on Great Bank Road in the well-established and popular area of Herringthorpe, this three bedroom semi-detached house presents a solid opportunity for buyers wanting a traditional family home with a good-sized garden, garage, and off-road parking. Offered with no onward chain, the property is well placed for those looking to move quickly and is situated in a location that balances local amenities, access to schools, and excellent transport links.

The property has a traditional layout, beginning with a welcoming entrance hallway where stairs rise to the first floor. To the front, a bay windowed lounge features a central fire surround and a calm, neutral decor, giving the room a classic feel. Internal double doors connect the lounge to the dining room, allowing the two spaces to be used either as separate areas or opened up into one, depending on how the space is preferred. The dining room looks out over the rear garden, creating a pleasant aspect for evening meals or day-to-day use.

The kitchen sits to the rear of the property and is fitted with a range of oak-effect wall and base units. It includes a built-in oven, hob and extractor, with space left for additional appliances. While the kitchen is functional as it stands, there's scope to update or reconfigure to suit more modern layouts, particularly



for those considering opening the kitchen and dining area into one larger space.

Upstairs, the first floor landing leads to three bedrooms. The main and second bedrooms are both doubles, with the second room benefiting from fitted wardrobes for convenient storage. The third bedroom is a useful single room which could work as a nursery, office or smaller bedroom. A family bathroom completes the first floor and includes a traditional three-piece suite.

Outside, the front garden is low-maintenance with a lawned area. A long driveway runs down the side of the property, offering ample off-road parking and leading to a single garage. The rear garden is a standout feature of the home - well-maintained and offering a combination of lawn, patio, and mature trees, it provides a private and established outdoor space with plenty of potential.

The location is well regarded locally and offers easy access to everyday essentials. There are a number of convenience shops nearby, as well as larger supermarkets including Aldi and Tesco in nearby

Rotherham town centre. Herringthorpe itself has several local parks and playing fields, including Herringthorpe Playing Fields and Clifton Park - both great for families and outdoor activity.

Schools in the area include Herringthorpe Junior School and St Bernard's Catholic High School, both within close proximity. Oakwood High School and Thomas Rotherham College are also easily accessible, making the location a good option for families with children of all ages.

For those commuting, there are regular bus services running along nearby roads providing links into Rotherham town centre, while Rotherham Central railway station connects to Sheffield, Doncaster and Leeds. The A630 and A6178 give straightforward access to the M1 and M18 motorways, so those travelling further afield will find it a convenient base. This is a house that offers a lot of potential - whether kept as it is or updated over time. It has all the core features in place: driveway, garage, a proper garden and a spacious internal layout. With no chain involved, it could be a straightforward purchase for a variety of



buyers.

ENTRANCE HALL Having coving to the ceiling, a staircase rises to the first floor landing with under stairs cupboard and front facing entrance door with matching side panel and side facing window.

LOUNGE With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround housing the gas fire. Front facing bay window and double doors open into the dining room.

DINING ROOM With coving to the ceiling a rear facing patio doors to the garden.

KITCHEN Having a range of fitted wall and base units in oak, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, oven, hob, plumbing for washing machine, space for fridge, tiled walls, side facing

entrance door and rear facing window.

SIDE PORCH With side and front facing windows, rear facing entrance door.

LANDING With coving to the ceiling, loft access, airing cupboard and side facing window.

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

BEDROOM TWO A double size room with coving to the ceiling, fitted wardrobes to one wall and rear facing window.

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

BATHROOM Having a two piece suite which comprises of bath, low flush w.c, tiled walls and rear facing window.

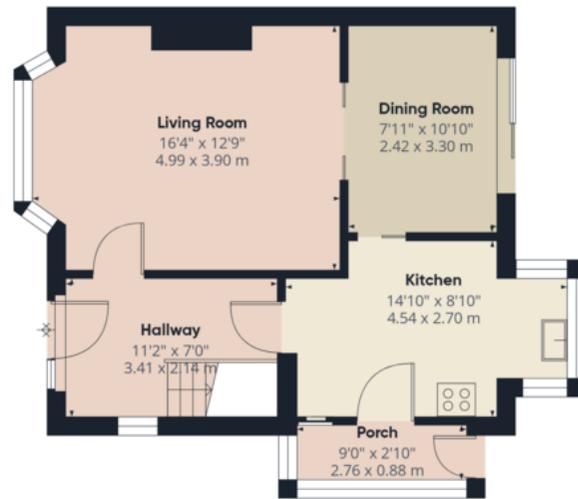
W.C Having a low flush w.c, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn garden with shrub borders. A block paved drive extends to the side of the property which leads to the single garage. To the rear of the property is a garden with patio, well maintained lawn with shrub borders and mature trees.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
941 ft²
87.4 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.

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