

**FOR SALE**



**Dovedale Road, Herringthorpe**  
**Asking Price Of £180,000**

  
**MARTIN&CO**





## Dovedale Road, Herringthorpe

3 Bedrooms, 1 Bathroom

Asking Price Of £180,000

- Semi detached
- Three bedrooms
- No onward chain
- Drive and garage
- Popular location

Set on a generous plot in the well-established area of Herringthorpe, Dovedale Road is a three-bedroom semi-detached home that offers a solid foundation for anyone looking to take on a property with potential. Offered for sale with no onward chain, the house presents an excellent opportunity for those wanting to upgrade and personalise a spacious home in a location that has long been favoured for its convenience and access to essential amenities.

The property is approached via a driveway that leads to a single garage, with a lawned front garden and mature borders adding privacy and greenery. Inside, the layout is practical and generous, beginning with a welcoming entrance hallway that includes stairs leading to the first floor. The kitchen is fitted with a range of wall and base units, providing a functional space that could be easily reworked into a modern layout. It sits to the rear of the property and looks out onto the back garden.

The main living area is an L-shaped lounge and dining space, a flexible room with natural light from both ends, thanks to a large front window and sliding patio doors opening to the garden. This space has the size and shape to accommodate a variety of layouts and furniture configurations, and would benefit from cosmetic upgrades to bring it up to date.

Upstairs, the first floor landing connects three



bedrooms-two of which are good-sized doubles, and one a generous single. Each room has its own outlook and character, with plenty of scope to improve and reconfigure, if needed. The bathroom and separate WC complete the upstairs layout, offering the potential to create a contemporary family bathroom with both bath and shower facilities.

The rear garden is a particular feature, being fully enclosed and of a good size, mainly laid to lawn with mature shrub borders. It offers a private outdoor space with lots of potential for landscaping, entertaining, or family use.

Dovedale Road is part of a popular residential neighbourhood in Herringthorpe, which is well-regarded for its schools, transport links and proximity to Rotherham town centre. Families are well served by a number of local schools including St Bernard's Catholic High School, Herringthorpe Junior School, and Clifton Community School-all within a short distance. Daily amenities are nearby, with local shops available within walking distance and several supermarkets including Morrisons, Aldi and Tesco

Extra just a few minutes' drive away.

Commuting is straightforward, with good bus services running into Rotherham and nearby areas, and the M1 and M18 motorways both easily accessible for those travelling further afield. Rotherham Central train station is just over two miles away, offering regular services to Sheffield, Leeds and beyond.

For leisure, Clifton Park is close by-one of the best green spaces in the region-offering play areas, sports facilities, and a museum. This part of Herringthorpe strikes a balance between residential quiet and urban convenience, making it a practical and well-connected place to live.

While the house does require modernisation, the structure, size and location make it a strong prospect for those wanting to invest in a property with potential. Whether for a first-time buyer, investor or someone looking to move into a larger space and take on a project, Dovedale Road offers a rare chance to add value in a sought-after area.





**ENTRANCE HALL** Having a front facing entrance door, a staircase rises to the first floor landing with under stairs store cupboard.

**LOUNGE / DINING ROOM** An L shape reception room. The lounge area has laminate flooring, wall mounted gas fire, front facing window and rear facing patio doors to the garden. Dining area has a rear facing window.

**KITCHEN** Has a range of fitted wall and base units. With oven, hob and extractor hood. With a single bowl sink, tiled walls, tiled floor, pantry, rear facing entrance door and side facing window.

**LANDING** Having a front facing window and balustrade.

**BEDROOM ONE** A dual aspect room with windows to both front and rear and a range of fitted wardrobes to one wall.

**BEDROOM TWO** With a range of fitted wardrobes and rear facing window.

**BEDROOM THREE** Having a range of fitted wardrobes and rear facing window.

**BATHROOM** Having a two piece suite which comprises of a wash hand basin, bath, tiled walls and side facing window.

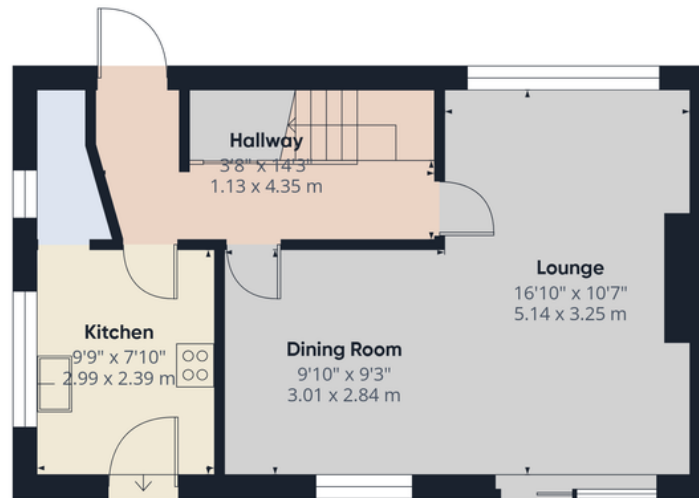
**WC** Having a low flush w.c, and side facing window.

**OUTSIDE** To the front is a lawn garden. Drive to the side leading to the single garage. To the rear is an enclosed garden with lawn, patio and shrub borders.

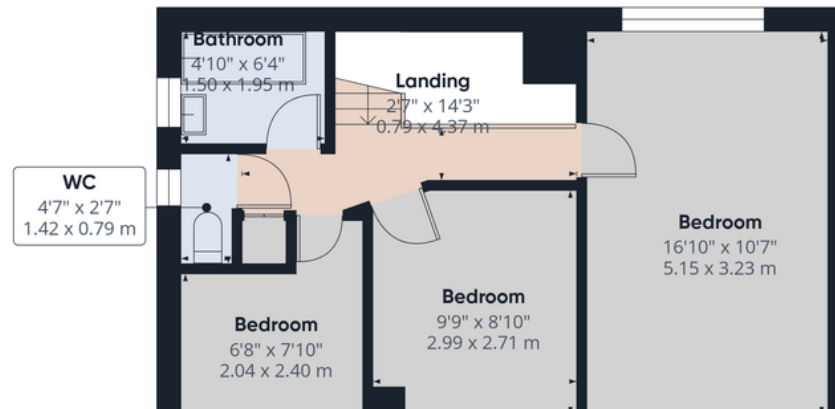


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Ground Floor



Approximate total area<sup>(1)</sup>  
874 ft<sup>2</sup>  
81.1 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS  
3C standard. Measurements are

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