

Crucible

Homes



Barnsley Road
Rotherham, S61 2RR

£130,000

Overview

Cottage style, giving character and charm

Comfortable living room / lounge, cosy and homely

Countryside or village outlook

One double bedroom upstairs

Double glazing, to help with insulation and noise reduction



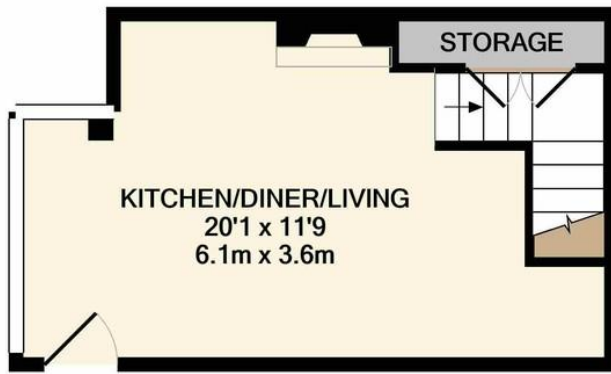
Description

Welcome to *Kirby Cottage* – a charming stone-built one-bedroom home nestled in the heart of the sought-after village of Thorpe Hesley. Full of character and warmth, this delightful cottage offers a peaceful retreat, ideal for first-time buyers, downsizers, or anyone seeking a slower pace of life in a picturesque, friendly setting.

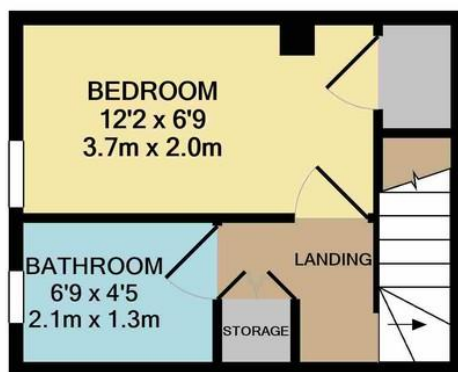
Step inside to a welcoming lounge where original features such as exposed beams and a feature fireplace create a cosy and inviting atmosphere. Soft neutral décor and natural light enhance the homely feel throughout.

The kitchen combines traditional cottage style with modern convenience, offering fitted units and space for a small dining table – perfect for enjoying a relaxed breakfast while taking in views of the outdoor seating area.





GROUND FLOOR
APPROX. FLOOR
AREA 225 SQ.FT.
(20.9 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 174 SQ.FT.

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B		
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Upstairs, the generous double bedroom provides a calm, comfortable space with plenty of room for storage. Subtle décor and peaceful outlooks make this a perfect place to unwind.

The stylish bathroom is finished to a high standard, featuring quality fittings and a clean, contemporary look.

Outside, you'll find a small, charming garden area located along the walkway to the front door. With space for outdoor seating, potted plants, or a morning coffee in the sun, it's a lovely spot to relax and enjoy the outdoors.

