



Admirals Crest Scholes Rotherham S61 2SW
Guide Price £400,000

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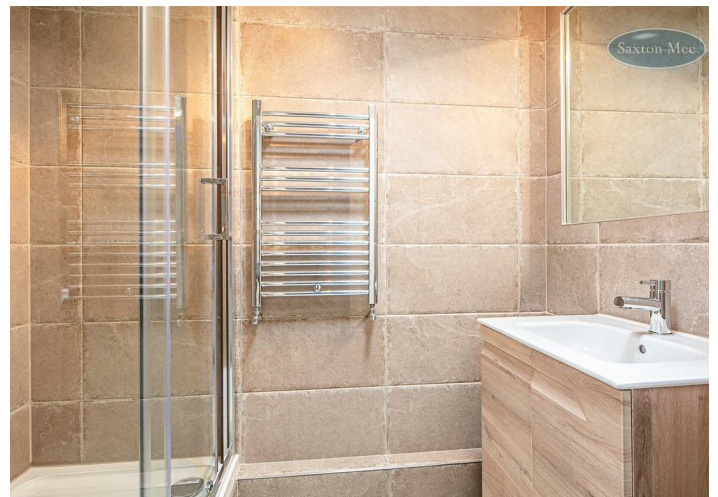
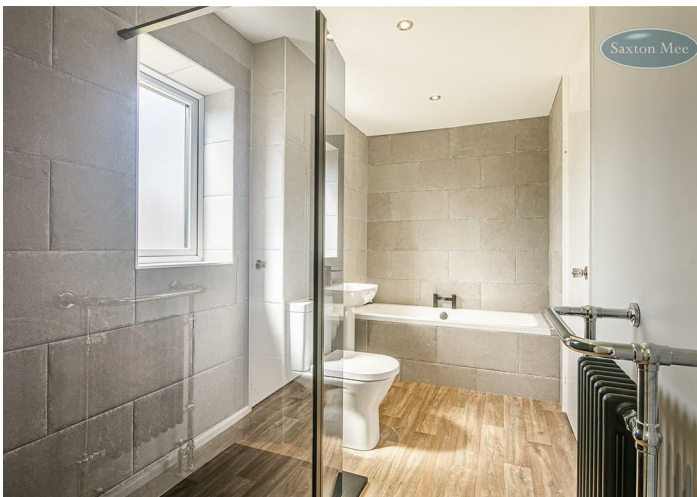
GUIDE PRICE £400,000-£415,000 ** FREEHOLD ** Situated in the popular village location of Scholes is this effectively extended and recently modernised four bedroom, two bathroom detached property which enjoys a fully enclosed rear garden and benefits from a driveway providing parking for three cars, a garage, uPVC double glazing, gas central heating, a new kitchen, bathroom and en suite.

Tastefully decorated throughout, the well presented living accommodation briefly comprises composite door which opens into the entrance hall with an under stair storage cupboard and a downstairs WC. Access into the lounge and the kitchen/diner. The well proportioned lounge has an entertainment wall with electric fire and a bay window with fitted blinds. The dining/kitchen has a range of units with contrasting granite worktops. Integrated appliances include a fridge, two freezers, dishwasher, electric oven and microwave. There is ample space for a dining table and chairs and a sliding door which opens into the conservatory with uPVC French doors opening onto the rear garden, providing a perfect extension for indoor outdoor dining.

From the entrance hall, a staircase rises to the first floor landing which has housing and plumbing for a washing machine and tumble dryer, a storage cupboard and access to the loft space which houses the modern gas boiler. There is access to the four bedrooms and the family bathroom. The master has access to the jack n jill four piece suite bathroom with a walk-in shower. Bedroom five has been converted to create a dressing room to the master bedroom with sliding mirrored wardrobes. Bedroom two has the added advantage of an en suite shower room with double shower cubicle and wash basin. Bedroom four is currently used as a home office with a fitted work station.

- FANTASTIC FAMILY HOME
- FOUR BEDROOMS & TWO BATHROOMS
- RECENTLY MODERNISED THROUGHOUT INCLUDING A NEW KITCHEN, BATHROOM & EN SUITE
- REAR GARDEN WITH DETACHED GARDEN ROOM
- DRIVEWAY & GARAGE
- LOUNGE WITH BAY WINDOW & MEDIA WALL
- KITCHEN WITH INTEGRATED APPLIANCES
- EASY ACCESS TO M1 MOTORWAY
- CLOSE TO COUNTRYSIDE





OUTSIDE

To the front of the property is a driveway providing off-road parking for up to three cars and this leads to the garage with roller door and uPVC French doors to the rear which open onto the rear garden. The fully enclosed rear garden has a lawn area, patio and a wooden decked seating area. Outside electric sockets to the front and rear. Outdoor tap. There is a fantastic detached garden room with solar powered lights.

LOCATION

Located on this popular estate with views over local countryside including Keppels column which is ideal for walks. The property is also close to local schools such as Thorpe Hesley Primary School and Winterhill Secondary School. The property also benefits from being just a few minutes drive from the M1 motorway.

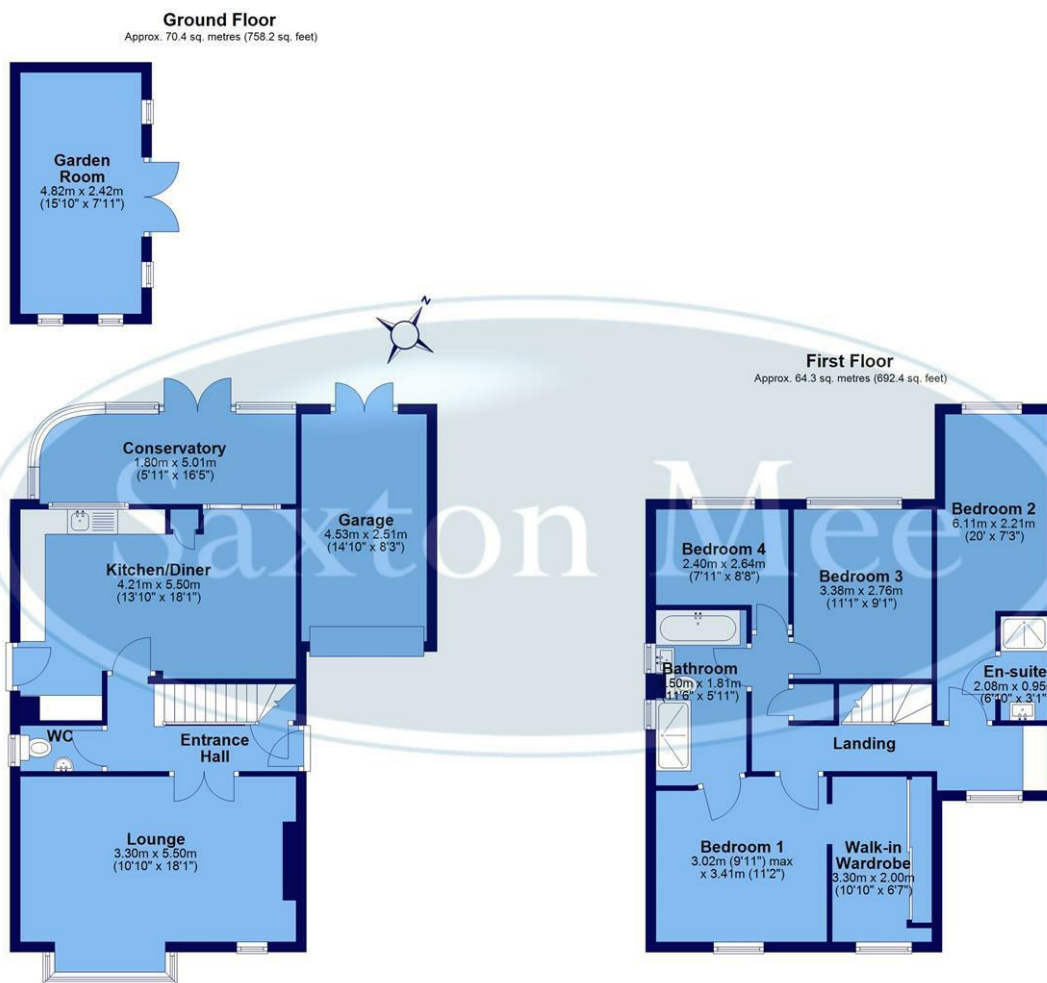
MATERIAL INFORMATION

The property is Freehold and currently Council Tax Band D.

VALUER

Greg Ashmore MNAEA

Whilst we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property. If there is any point which is of particular importance to you, please contact the relevant office. The Agents have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification. All plans, floor plans and maps are for guidance purposes only and are not to scale. Please note all measurements are approximate and should not be relied upon as exact. Under no circumstances should they be relied upon as exact or for use in planning carpets and other such fixtures, fittings or furnishings. YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOAN SECURED ON IT.



Total area: approx. 134.8 sq. metres (1450.6 sq. feet)

All measurements are approximate and to max vertical and horizontal lengths
Plan produced using PlanUp.

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