

HUNTERS[®]

HERE TO GET *you* THERE



Sough Hall Avenue

Thorpe Hesley, Rotherham, S61 2QQ

Guide Price £240,000 - £250,000



- 3 BED SEMI DETACHED
- STYISH NEUTRAL DECOR THROUGHOUT
- MOVE STRAIGHT IN
- AMPLE OFF ROAD PARKING PLUS GARAGE
- MINUTES AWAY FROM THE M1
- IMPRESSIVE OPEN PLAN KITCHEN/DINER
- CONTEMPORARY MONOCHROME BATHROOM
- LOW MAINTENANCE GARDEN
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND B

Tel: 0114 257 8999

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GUIDE PRICE £240,000 - £250,000! Nestled in the ever popular area of Thorpe Hesley, Rotherham, this delightful semi-detached house on Sough Hall Avenue offers a perfect blend of modern living and comfort. Located in a great commuter location, the property is close to an array of amenities, surrounded by reputable schools, minutes away from the M1 and with direct roads leading to Rotherham, Sheffield and Barnsley.

The stylish open plan kitchen flows seamlessly into the living and dining area. This contemporary design not only enhances the sense of space but also creates a warm and inviting atmosphere, perfect for entertaining guests or enjoying family meals. The neutral decor throughout the home provides a blank canvas, allowing you to personalise the space to your taste. The contemporary monochrome bathroom is a standout feature, offering a sleek and modern finish that complements the overall aesthetic of the property. Additionally, the house benefits from ample off-road parking, including a garage, ensuring convenience for you and your guests. Step outside to discover a low maintenance garden that basks in sunlight, providing an ideal setting for outdoor relaxation or summer gatherings. This sun-drenched space is perfect for those who appreciate the outdoors without the burden of extensive upkeep.

Briefly comprising entrance hall, living room opening out into the large kitchen/diner, three good sized bedrooms and family bathroom.

In summary, this semi-detached house on Sough Hall Avenue is a wonderful opportunity for anyone looking to settle in a friendly community while enjoying modern comforts and stylish living. With its excellent features and prime location, this property is not to be missed. Book your viewing today!

Entrance Hall

Through a uPVC glazed door leads into a roomy entrance hall, creating a great cloakroom area, comprising parquet effect flooring, wall mounted radiator, telephone point, handy understairs storage cupboard, further uPVC window to side elevation, stairs rising to the first floor and door leading into the living room.

Living Room

13'10" x 12'1" (4.24 x 3.7)

A light and airy living space, drenched in natural light through a large front facing uPVC half bay window, also comprising feature fireplace with solid oak mantle giving a great focal point to the room, laminate flooring, aerial point, wall mounted radiator and large archway opening out into the kitchen/diner creating a great social space or family hub.

Kitchen/Diner

18'7" x 10'9" (5.67 x 3.28)

An impressive, modern kitchen/diner hosting an array of white wall and base units providing plenty of storage space, solid wood work surfaces and breakfast bar, inset ceramic sink and drainer with chrome mixer tap, inset stainless steel gas hob, integrated electric oven, further integrated appliances include fridge, freezer, dishwasher and washing machine, wall mounted combi boiler mosaic style tiled flooring and two uPVC windows. The dining area hosts laminate flooring, tall vertical black radiator and bi-fold doors opening directly out onto the patio, allowing you to bring the outdoors in on those summer days.

Landing

Comprising uPVC window, loft hatch and doors leading to all bedrooms and bathroom.

Bedroom One

12'1" x 12'1" (3.7 x 3.7)

An elegant, stylish master bedroom comprising laminate flooring, large front facing uPVC window, aerial point and wall mounted radiator.

Bedroom Two

12'1" x 8'11" (3.7 x 2.73)

A beautifully presented double bedroom, comprising laminate flooring, wall mounted radiator and rear facing uPVC window.

Bedroom Three

7'9" x 6'11" (2.38 x 2.12)

A great single bedroom, home office or nursery, comprising laminate flooring, wall mounted radiator and front facing uPVC window.

Bathroom

7'10" x 5'6" (2.39 x 1.68)

A contemporary, monochrome family bathroom with on trend matt black fixtures and fittings, hosting a bath with drench shower over and white subway tiling around, built in white vanity unit with inset ceramic sink, low flush WC, wall mounted black heated towel rail and frosted uPVC window.

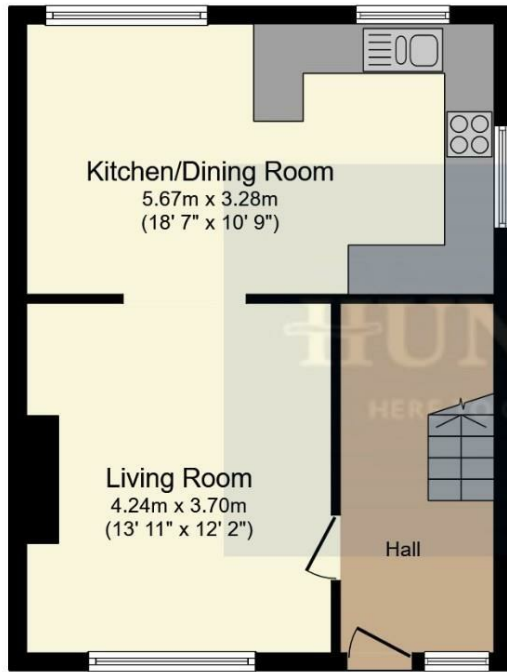
Garage

Offering secure parking or that extra storage we all crave, boasting an electric roller shutter door, lighting and sockets.

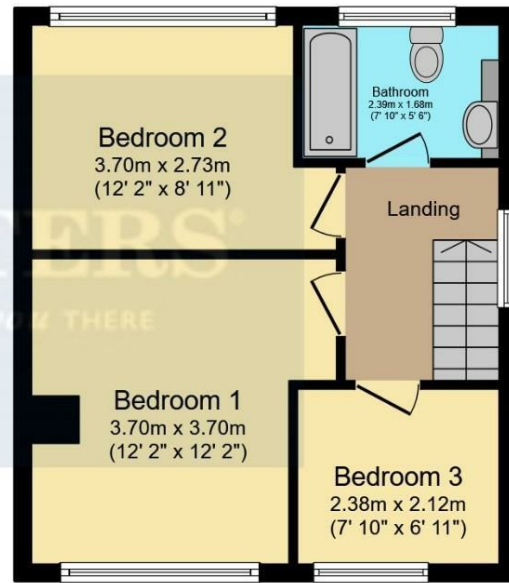
Exterior

The front of the property boasts great kerb appeal with a well maintained, lawn area and long driveway leading to a detached garage offering plenty of off road parking. To the rear of the property is a sizeable, well kept, sun drenched garden, mainly laid to lawn with two slabbed patio areas providing the perfect spots to entertaining in the summer months, surrounded by well stocked, colourful raised sleeper borders and also comprising floodlighting.

Floorplan



Ground Floor

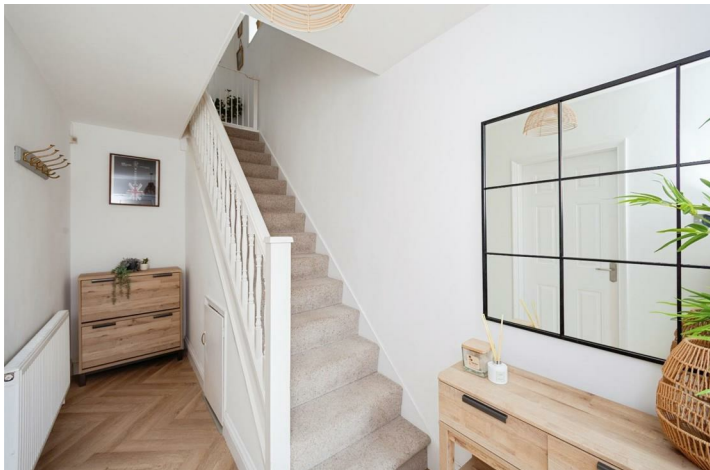


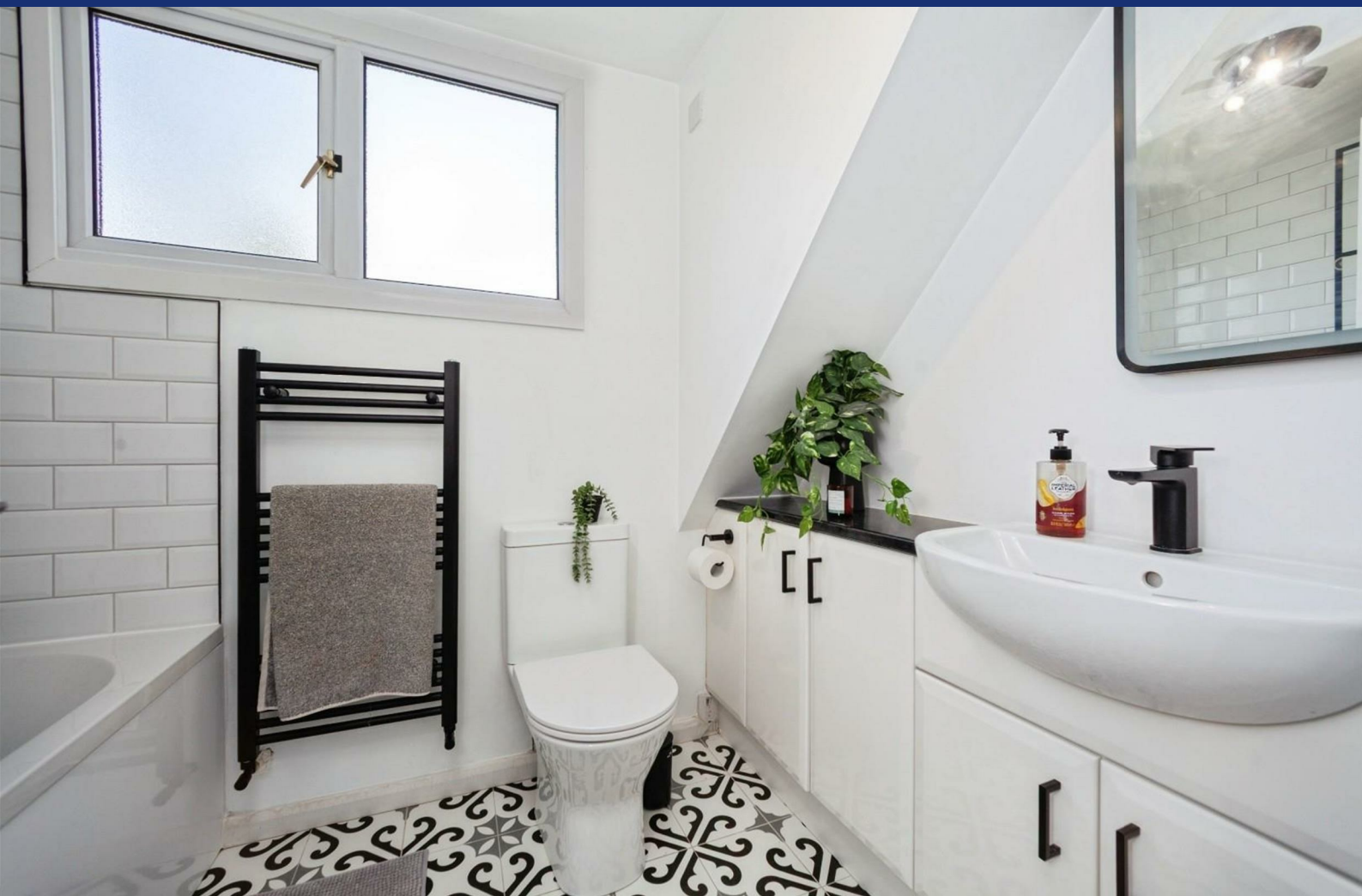
First Floor

Total floor area 80.2 sq.m. (864 sq.ft.) approx

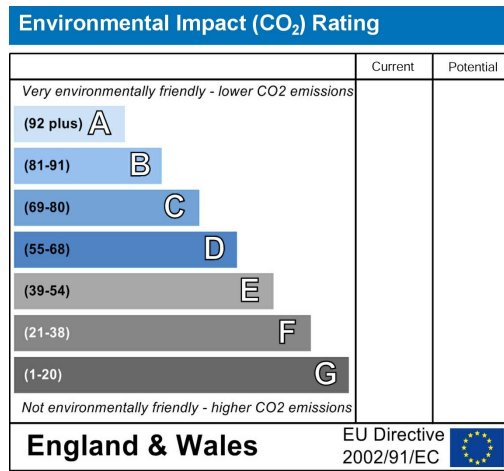
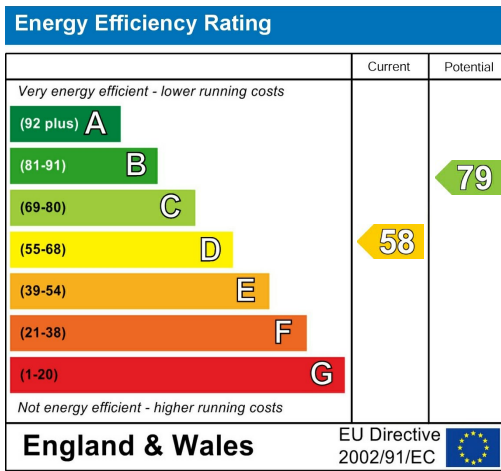
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com







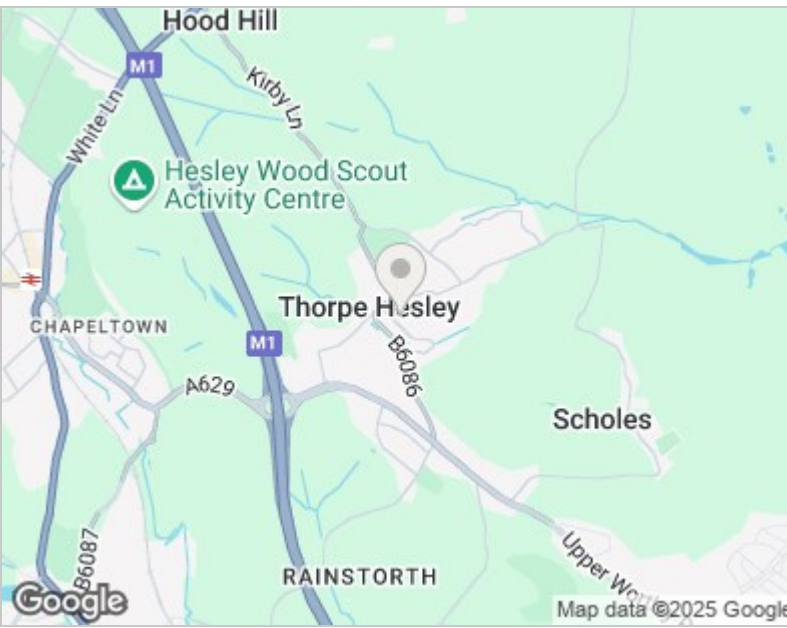
Energy Efficiency Graph



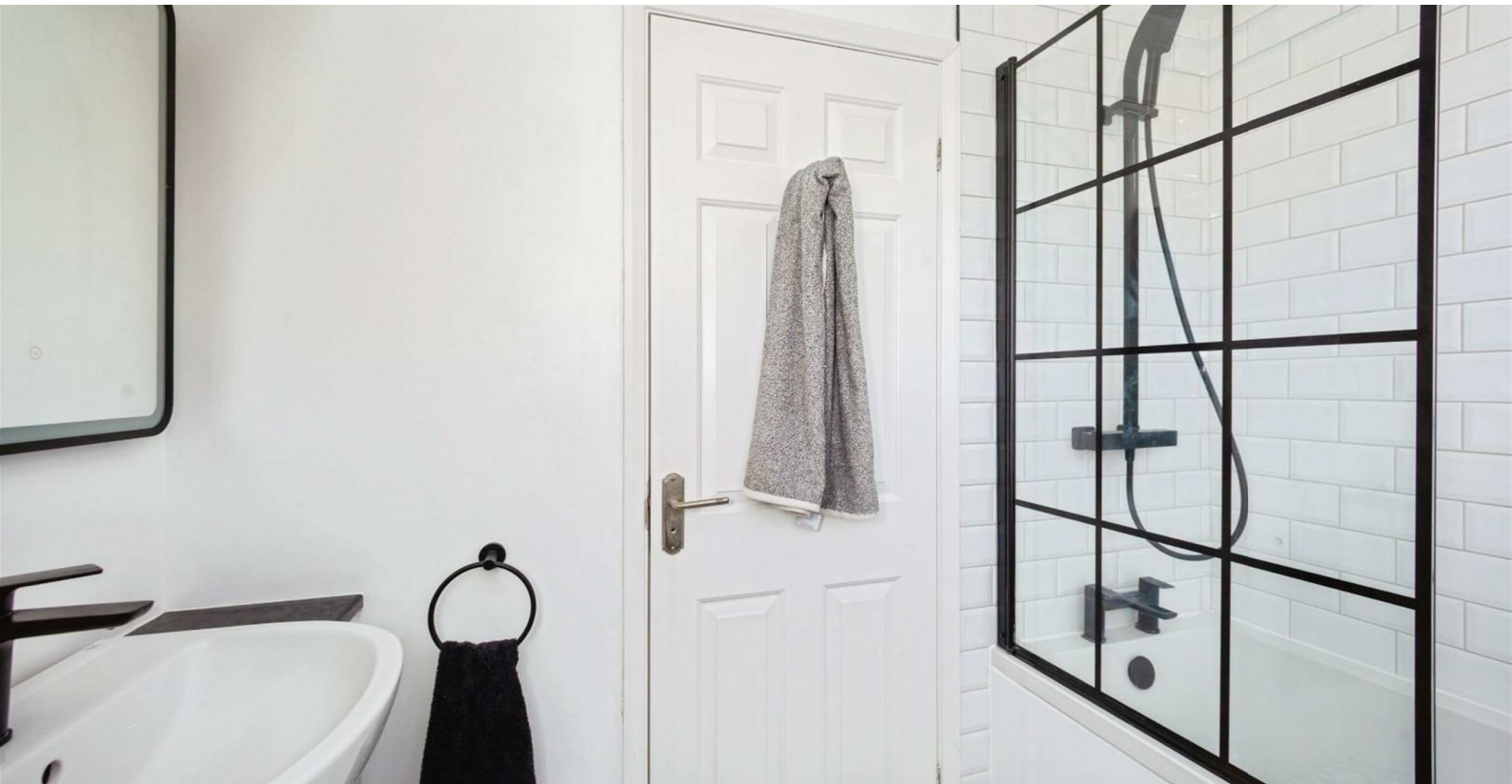
Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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