



Newman Road

Rotherham, S60 3JB

Guide Price £240,000 - £250,000



- 3 BEDROOM SEMI DETACHED
- SPACIOUS DIMENSIONS THROUGHOUT
- AMPLE OF OFF ROAD PARKING
- BEAUTIFUL GARDEN
- CLOSE TO AMENITIES

- NO UPWARD CHAIN
- MODERN FIXTURES AND FITTINGS
- ENDLESS POTENTIAL
- GREAT COMMUTER LOCATION
- COUNCIL TAX BAND C

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GUIDE PRICE £240,000 - £250,000, NO UPWARD CHAIN! Located on Newman Road in Rotherham, this charming 3 bed semi-detached house, presents an excellent opportunity for families and individuals alike. Boasting three well-proportioned bedrooms and a spacious bathroom, this property is designed to accommodate modern living with ease.

The flexible layout features two inviting reception rooms, seamlessly flowing into each other, perfect for entertaining guests or enjoying quiet family evenings. The addition of a delightful conservatory enhances the living space, allowing for an abundance of natural light and a seamless connection to the outdoors. With generous room dimensions throughout, you will find ample space to create your ideal home with option to reconfigure if desired.

One of the standout features of this property is the extensive off-road parking available, accommodating up to six vehicles. This is also complemented by a garage, providing further convenience for storage or additional parking needs.

With no upward chain, this home is ready for you to move straight in, allowing you to settle in without delay. The property offers endless potential for you to put your own stamp on it, making it a perfect canvas for your personal style and preferences.

Briefly comprising entrance hall, living room, dining room, kitchen, conservatory, three good sized bedrooms, bathroom and detached garage.

Situated in a great location, this house benefits from easy access to local amenities, schools, and transport links, making it a practical choice for families and commuters alike. With a little imagination and effort, this property is ready for you to put your own stamp on it, transforming it into your dream home. With its generous living areas, ample parking, and the potential for personalisation, this property is not to be missed.

ENTRANCE HALLWAY

Through a glazed uPVC door leads into a handy entrance porch, a great cloakroom area and perfect for muddy paws or wellies, comprising wall mounted radiator, storage cupboards, telephone point and uPVC windows.

LOUNGE

18'11" x 10'5" (5.79 x 3.18)

A light and airy living space drenched in natural light through a large front facing uPVC window, boasting a traditional wood fire surround with electric flame effect fire giving a great focal point to the room and cosy feel in the wintry months, also comprising wall mounted radiator, telephone point and aerial point. Opening out into the dining area, creating a great social space or family hub.

DINING ROOM

24'6" x 8'6" (at widest points) (7.49 x 2.61 (at widest points))

A generously sized dining area, flooded in natural light through a rear facing sliding uPVC doors in to the conservatory, also comprising laminate flooring and wall mounted radiator. As the kitchen is adjacent to the dining room, there is scope here to create a large all encompassing kitchen/diner if desired.

KITCHEN

10'5" x 9'11" (3.2 x 3.03)

An impressive, modern kitchen, hosting an array of light cream wall and base units, providing plenty of storage space, contrasting black work surfaces, inset one and a half bowl stainless steel sink and drainer with matching mixer tap, space for freestanding cooker with extractor above, undercounter space and plumbing for dishwasher, washing machine and dryer, space for a tall fridge/freezer, dark wood laminate flooring, wall mounted radiator, cream wall tiles, uPVC bay window to the rear elevation and uPVC door leads out directly to the side of the property.

CONSERVATORY

9'10" x 8'2" (3 x 2.5)

A great addition to any household, bringing the outdoors in, offering that extra living space to use as you wish, comprising floor to ceiling uPVC windows and door, monochrome tiled flooring, fan light and doors leading directly out onto the garden.

MASTER BEDROOM

15'4" x 12'0" (4.69 x 3.68)

A large double bedroom, hosting perfect alcoves for vanity units, desks or wardrobes, comprising internal decorative stained glass window, telephone point, wall mounted radiator and two uPVC windows to two elevations flooding the room in natural light.

BEDROOM 2

11'3" x 8'9" (3.45 x 2.68)

A further good sized double comprising wall mounted radiator and uPVC window.

BEDROOM 3

9'1" x 6'9" (2.77 x 2.07)

A great single bedroom, nursery or home office, comprising wall mounted radiator and uPVC window,

BATHROOM

7'5" x 5'7" (2.28 x 1.72)

A generously sized bathroom, fully tiled in fresh white, comprising bath with chrome shower over, pedestal sink, low flush WC, wall mounted radiator, extractor fan and two frosted uPVC window.

GARAGE

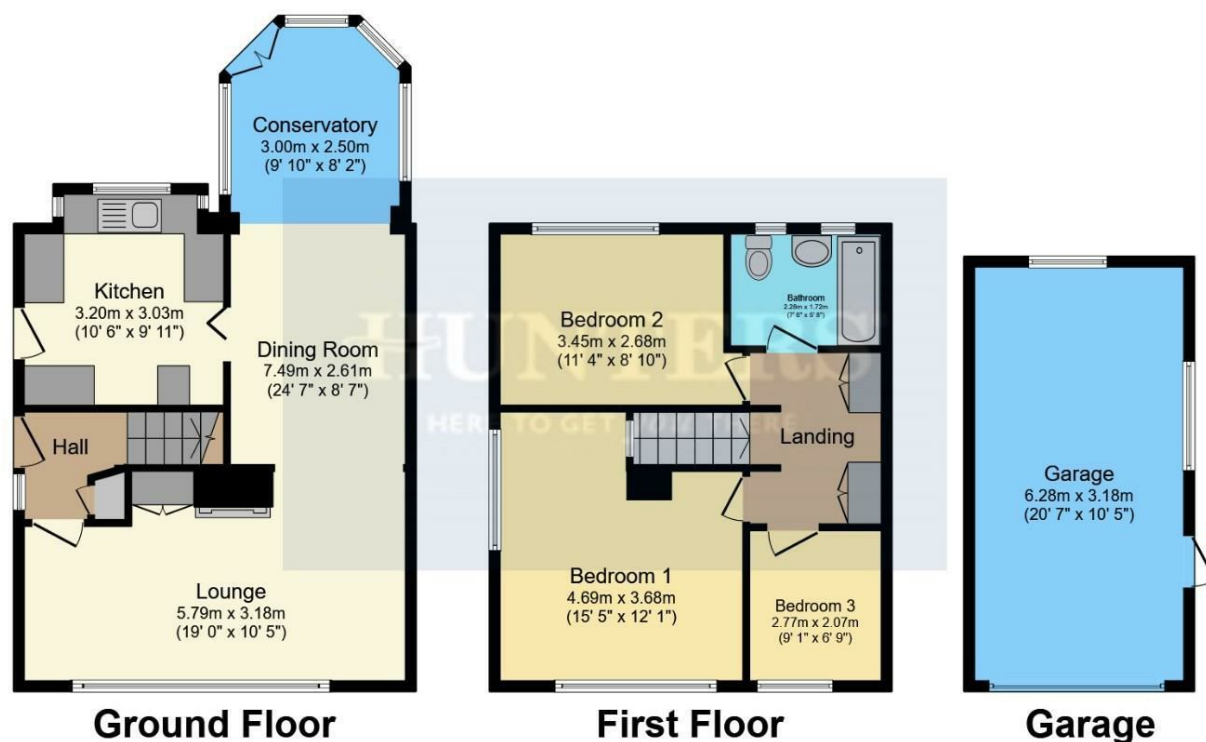
20'7" x 10'5" (6.28 x 3.18)

Providing secure off road parking or plenty of extra storage, comprising up and over door, electrics, two uPVC windows and wooden side door leading directly on to the garden.

EXTERIOR

To the rear of the property is a charming, fully enclosed, sun drenched garden, hosting a sizeable raised neat lawn, an extensive slabbed patio perfect for entertaining in the summer months, a further slabbed patio area to the rear of the garden allowing you chase the sun, well stocked; colourful borders and outdoor tap. The front of the property boasts great kerb appeal with established leafy hedges and shrubs and an impressively large concrete patterned driveway sweeping around the property providing off road parking for up to 5 cars if needed.

Floorplan



Total floor area 107.3 sq.m. (1,155 sq.ft.) approx

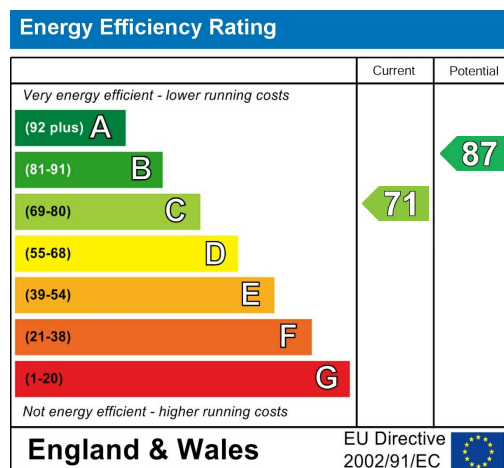
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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





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