



Herringthorpe Valley Road,  
Rotherham



This beautifully presented and generously proportioned semi-detached home occupies a quiet no-through road position within Herringthorpe - being just a stone's throw from St. Bernards and St. Marys schools, with shops, popular pubs and transport links within easy reach.

1900's built, in brief the property comprises; Entrance Hall \* WC \* Spacious Lounge with French Doors \* Kitchen with Breakfasting Island \* Dining Room with French Patio Doors - First Floor - Master Bedroom with Dressing Area and En-suite Shower Room \* Two Further Bedrooms \* Family Bathroom - Second Floor - Two Bedrooms, both having Reception Areas \* En-suite Shower Room \* Rear Privately Enclosed Lawn and Patio Garden with Outbuilding \* Front Off Road Parking.

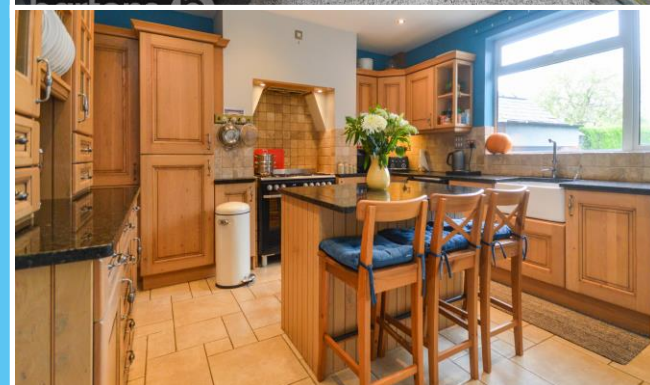
**Guide Price: £350,000 to £360,000**





## ACCOMMODATION

- 1900's Built - Generously Extended Semi-Detached Home
- Two Reception Rooms, Kitchen with Island & Granite Worksurfaces
- Five Bedrooms, Three Bathrooms & Downstairs WC
- Rear Privately Enclosed Lawn & Patio Garden with Outbuilding
- Front Off Road Parking
- New Combi Boiler Gas Central Heating System
- Walking Distance to Schools, Popular Pubs & Transport Links
- FREEHOLD / Council Tax Band B



TOTAL FLOOR AREA: 1978 sq ft (183.8 sq m) approx.  
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