



Parkson Road Grange Rotherham S60 3JQ

Guide Price £280,000 to £285,000



- **OUTSTANDING Larger Style Three Bedroom Semi-Detached**
- **Lounge with Feature Media Wall and Feature Lighting**
- **Porch Extension and Handy Downstairs WC**
- **Beautifully Appointed Family Bathroom with Bath, Vanity Storage and Double Width Shower Cubicle**
- **Stunning Throughout with Superb Landscaped Gardens and a Detached Garage**
- **Open Plan Kitchen Diner with a Contemporary Design, Centre Island, Integral Appliances and rear French Doors**
- **Three Generous Bedrooms**
- **** Viewing Recommended ** EPC to Follow**

Guide Price £280,000 to £285,000 - This OUTSTANDING larger style three bedroom semi-detached home is situated within a highly sought after location which is within close proximity of commuter transport links to both Rotherham and Sheffield, Reputable Schools and Rotherham Hospital making at a PERFECT FAMILY PURCHASE.

It is beautifully appointed and maintained to a high standard throughout with accommodation comprising: Porch extension with a handy downstairs WC, stunning main Lounge Reception with a feature media wall with inset feature lighting, a stylish OPEN PLAN Kitchen Diner with feature vertical radiator, French doors to the Garden, and showcasing a centre Island finished in a smart gloss light grey finish with contrasting worktops and filled with an array of integral appliances including a gas hob, extractor fan, mid-level built-in Microwave, separate Oven and a Wine cooler.

The first floor has three ample sized bedrooms and a contemporary Family Bathroom appointed with a Bath, double width Shower Cubicle and vanity storage unit.

Externally it impresses even further having perfectly kept gardens to the front and rear, a driveway, detached Garage, the rear being privately enclosed with fabulous paved patio seating areas to both the top and bottom, and an artificial lawn with raised borders.

**** Viewing Strongly Advised ****







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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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