



Parkson Road Grange Rotherham S60 3JQ Guide Price £280,000 to £285,000



Bartons Sales & Lettings, 51-53 Moorgate Street , Rotherham, S60 2EY Phone: 01709 515740, Email: info@bartons-net.co.uk www.bartons-net.co.uk

- 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.

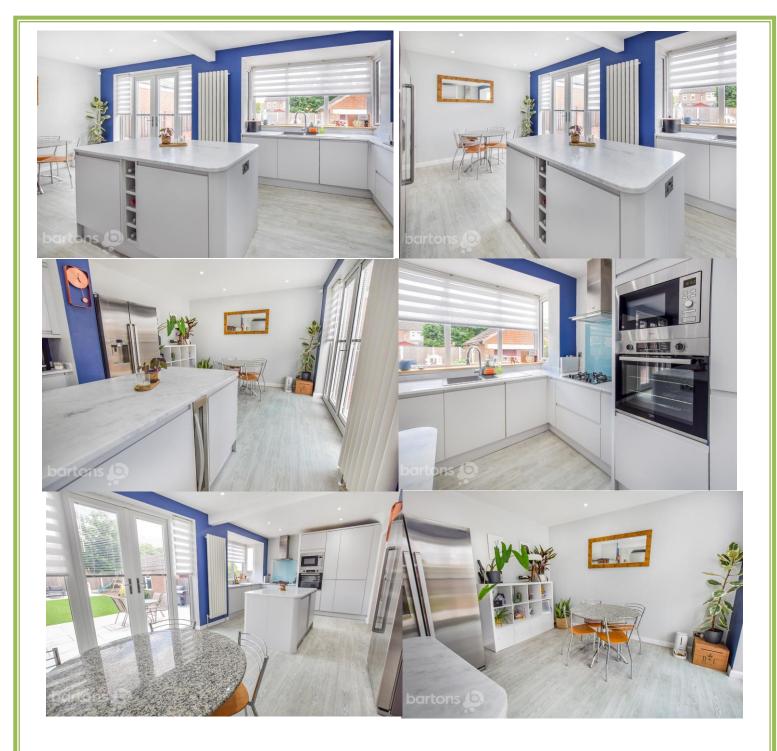
It is beautifully appointed and maintained to a high standard throughout with accommodation comprising: Porch extension with a handy downstairs WC, stunning main Lounge Reception with a feature media wall with inset feature lighting, a stylish OPEN PLAN Kitchen Diner with feature vertical radiator, French 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 builtin 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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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

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