



Herringthorpe Grove Herringthorpe Rotherham S65 3AE

Guide Price £260,000 to £270,000



- Fabulous FULLY REFURBISHED Three Bedroom Semi-Detached Home
- Shops, Pubs, Restaurants, Doctors Surgery, Pharmacy all a Short Walk Away
- Two Separate Reception Rooms, Handy Downstairs WC
- Fabulous Entertaining Space with rear aspect windows and a door to a rear CONSERVATORY Extension
- Quiet Cul-De-Sac Setting in a Super Location
- Town, Parkgate Shopping and Highly Regarded Schools within Easy Reach
- Newly Appointed Modern Kitchen with Integrated Appliances OPEN PLAN with Dining Area
- Extensive Gardens - Blank Canvass to Create the Garden of your Dreams

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This attractive three bedroom 1930's bay windowed semi-detached home has been FULLY REFURBISHED THROUGHOUT providing turn key living accommodation of the highest order in a FABULOUS quiet cul-de-sac location in a popular residential location.

This idyllic location provides easy access to shops, restaurants, bars, a doctors surgery and pharmacy at the Stag, and is a short distance of town, Parkgate and highly regarded schools making it a PERFECT FAMILY PURCHASE.

It comes with two spacious reception rooms, the front with a wonderful feature walk-in bay window, the OPEN PLAN with a REAR EXTENDED newly fitted contemporary Kitchen with new integrated cooking appliances, an ideal place for family living and an ideal place to relax or entertain family and friends. There are rear access windows and doors which flood in natural light which opens into a super CONSERVATORY extension, a versatile place to enjoy views into the garden and beyond.

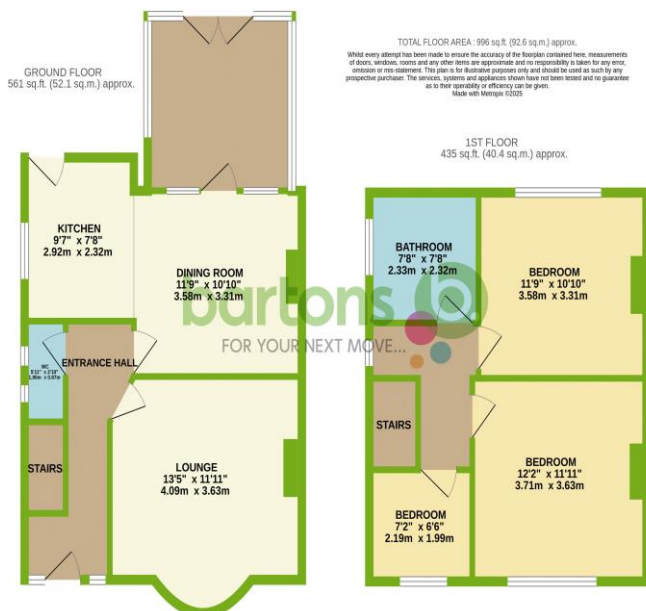
The ground floor also enjoys the convenience of a newly appointed downstairs WC cloakroom.

The first floor has three generous bedrooms, all freshly decorated and re carpeted, all sharing a newly fitted stylish modern Bathroom suite in White which has an over bath shoer and screen and useful storage.

Externally there are extensive gardens to both the front and rear, the front having a lengthy driveway which leads to a DETACHED GARAGE. The rear is privately enclosed and a blank canvass allowing you to create the garden of your dreams. Note, photos show front and rear gardens to be turfed, these are artist impressions only but a useful indication as to what they might look like.

If you are looking for a home which you can literally move straight-in, a home with everything within walking distance and future proofed having been refurbished throughout then look no further. ** Viewing Advised ** EPC to Follow







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Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

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.

These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**