



Far Field Road, Herringthorpe Rotherham S65 3DH

Guide Price £195,000 to £205,000



- **Semi-Detached Home, Generous Plot**
- **Three Bedrooms, Shower Room & WC**
- **Walking Distance to Schools & Shops**
- **Paved Driveway & Detached Garage**
- **Fantastic Further Potential to Extend & Refurbish**
- **Two Reception Rooms, Patio Doors**
- **Front & Rear Gardens**
- **FREEHOLD / Council Tax Band C**

Guide Price: £210,000 to £220,000. Offered for sale with No Onward Chain is this Three Bedroom Semi-Detached Home, which occupies a generous corner plot position with fantastic further potential to extend and refurbish.

Being just walking distance to schools, shops and a choice of popular pubs and restaurants, the property in brief comprises; Entrance Hall * Lounge * Dining Room with Patio Doors * Kitchen * Three Bedrooms * Shower Room * WC * Paved Driveway * Detached Garage * Front and Rear Gardens.

Entrance Hall

Entry through a UPVC door into the hall, with stairs rising up to the first floor and doors to;

Lounge 13' 7" x 12' 2" (4.14m x 3.71m)

Front facing reception room with bow window. Wall mounted gas fire unit and double doors to;

Dining Room 9' 10" x 9' 3" (2.99m x 2.82m)

Rear facing reception room with patio doors out to the rear garden. Door to;

Kitchen 14' 9" x 8' 9" (4.49m x 2.66m)

Appointed with a range of base, wall and drawer units with a work surface above which incorporates a stainless steel bowl sink and drainer. There is an integral electric hob and cooker, a pantry and UPVC door opening out onto the side of the property.

First Floor Landing

Having a storage cupboard, loft access and doors to;

Bedroom One 12' 0" x 12' 7" (3.65m x 3.83m)

Front facing double bedroom with fitted wardrobes.

Bedroom Two 9' 10" x 12' 7" (2.99m x 3.83m)

Rear facing double bedroom with an inset storage cupboard and far reaching views.

Bedroom Three 9' 0" x 7' 10" (2.74m x 2.39m)

Front facing single bedroom with an inset storage cupboard.

Shower Room 5' 5" x 4' 10" (1.65m x 1.47m)

Appointed with double shower unit and wash basin.

Separate WC



Exterior and Gardens

The front of the property is beautifully maintained with a lawn garden and mature planted borders. There is a paved driveway which leads to the detached garage, with a paved path leading to the front and side entrance doors.

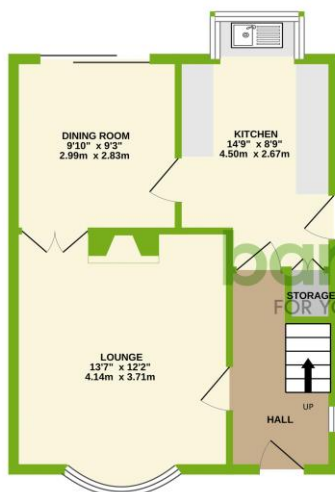
The path continues to the rear garden, which has a large patio seating area, a shed and a lawn garden. Enclosed by fencing and hedges.

Detached Garage



GROUND FLOOR
432 sq.ft. (40.1 sq.m.) approx.

1ST FLOOR
418 sq.ft. (38.8 sq.m.) approx.



TOTAL FLOOR AREA : 849 sq.ft. (78.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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