9 SCHOOL ROAD
SHEFFIELD, S25 1YP

£230,000
FREEHOLD

guide price £230,000 - £250,000

This spacious three-bedroom detached family home offers well-proportioned accommodation throughout, including a generous living room, separate dining room with access to the rear garden, and a sizeable breakfast kitchen. The property benefits from three double bedrooms, a family bathroom, separate WC, integral garage, and attractive gardens to both the front and rear, providing ample indoor and outdoor space ideal for family living.

Having been lovingly owned by the current owners for over 60 years, the property is now in need of modernisation, presenting an excellent opportunity for buyers seeking a great potential to create a truly stunning home.

Ideally situated in a highly sought-after village location, the property offers convenient access to Sheffield, Rotherham, Worksop, and Doncaster, making it perfect for commuters while still enjoying a peaceful residential setting.

Kendra Jacob
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9 SCHOOL ROAD

• ***guide price £230,000 - £250,000*** • Spacious three-bedroom detached family home • Generous and well-proportioned accommodation throughout • Bright living room and separate dining room with garden access • Large breakfast kitchen with ample potential • Three double bedrooms offering flexible living space • Gardens to the front and rear with integral garage and driveway • Owned by the current family for over 60 years • Sought-after village location with excellent access to Sheffield, Rotherham, Worksop and Doncaster • Offered for sale with no upper chain

ENTRANCE HALLWAY

A welcoming and notably spacious entrance hallway is accessed via a front-facing uPVC double-glazed door. The area benefits from a useful cloak cupboard, a central heating radiator, and provides access to the living room and dining room. A short set of steps leads to the downstairs WC and integral garage, while a staircase rises to the first-floor landing.

LIVING ROOM

A particularly generous and light-filled living room featuring front and rear-facing uPVC double-glazed windows, allowing an abundance of natural light to flow through. The room is enhanced by two central heating radiators, wall lighting, and an attractive Yorkshire Stone fireplace housing a coal fire, creating a warm and inviting focal point.

DINING ROOM

A well-proportioned dining room with rear-facing uPVC double-glazed windows and French doors opening out onto the rear garden, offering an excellent space for entertaining. The room also includes a central heating radiator, wood-effect vinyl flooring, and direct access to the breakfast kitchen.

BREAKFAST KITCHEN

A spacious and functional breakfast kitchen fitted with a range of wall and base units complemented by work surfaces incorporating a stainless steel sink unit. Integrated appliances include an electric double oven and electric hob, with space provided for a freestanding fridge freezer and washing machine. The kitchen also houses a boiler serving the coal-fired central heating system. Additional features include partially tiled walls, wood-effect vinyl flooring, a rear-facing uPVC double-glazed window, and a side-facing uPVC double-glazed door leading out to the rear garden.

FIRST FLOOR LANDING

A bright and airy landing with a front-facing uPVC double-glazed window, central heating radiator, loft access hatch, cylinder cupboard, and a large storage cupboard. Doors lead to three well-proportioned bedrooms, the bathroom, and a separate WC.

MASTER BEDROOM

A spacious and airy principal bedroom benefitting from both front and rear-facing uPVC double-glazed windows, flooding the room with natural light. The room also features a central heating radiator and ample space for freestanding furniture.

BEDROOM TWO

A generously sized double bedroom with a rear-facing uPVC double-glazed window and central heating radiator.

BEDROOM THREE

A further well-proportioned double bedroom with a rear-facing uPVC double-glazed window.

BATHROOM

Fitted with a two-piece suite in white comprising a panelled bath with an overhead electric shower and a pedestal wash hand basin. Additional features include partially tiled walls, a chrome heated towel rail, and a side-facing obscure uPVC double-glazed window.

SEPARATE WC

Comprising a low-level WC, tile-effect vinyl flooring, and a side-facing obscure uPVC double-glazed window

EXTERIOR

To the front of the property is a well-maintained garden, predominantly laid to lawn, alongside a driveway providing off-road parking and access to the integral garage. Gated access leads to the rear, where there is an enclosed garden mainly laid to lawn, bordered by well-stocked planting and mature trees, offering a pleasant and private outdoor space.

INTEGRAL GARAGE

The garage is equipped with power and lighting.

AGENTS NOTE

The property has UPVC double glazing and is fueled by coal central heating

STORAGE ROOM

Spacious storage room with a side facing window providing natural light, offering potential for conversion into a fourth bedroom (subject to permissions).

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ADDITIONAL INFORMATION

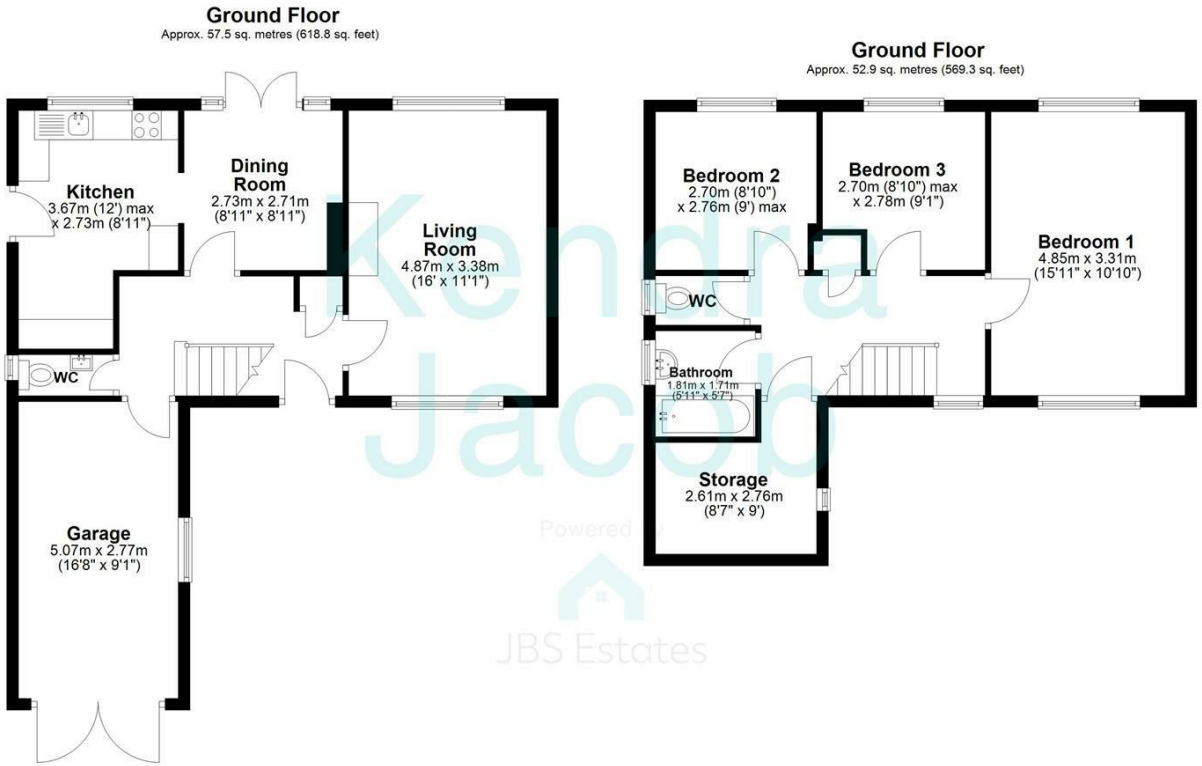
Local Authority – Rotherham

Council Tax – Band D

Viewings – By Appointment Only

Floor Area – 1188.10 sq ft

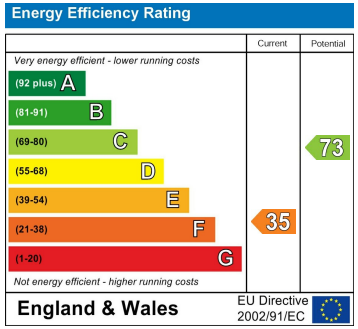
Tenure – Freehold



Total area: approx. 110.4 sq. metres (1188.1 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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