



**27 Herringthorpe Avenue | Rotherham | S65 3AA**

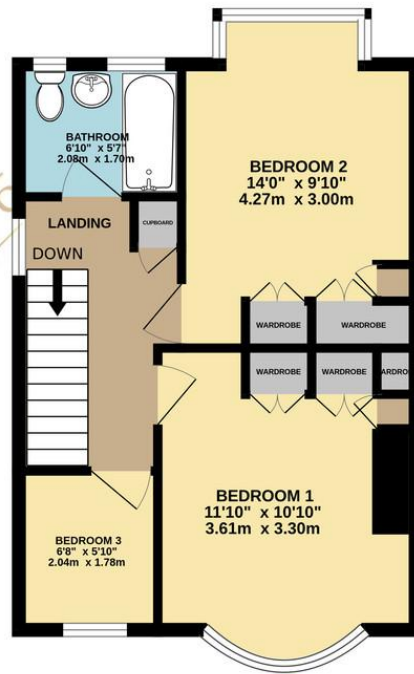
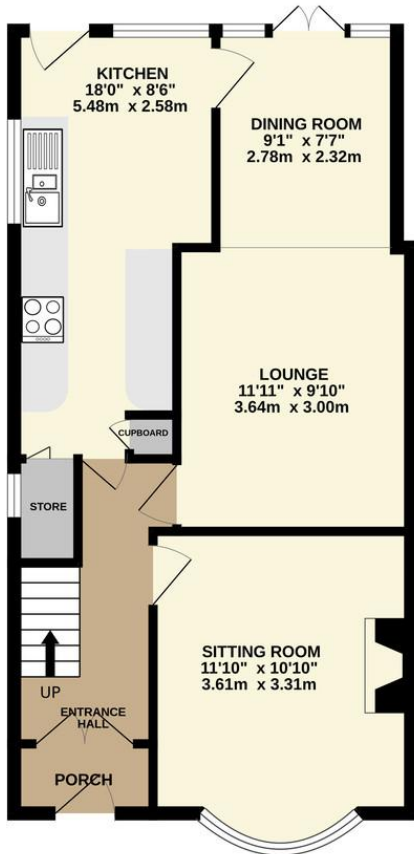
**Guide Price £200,000 to £210,000**

Bell & Co Estates are delighted to present this three bedroom semi detached home, located in the heart of Herringthorpe offered with no vendor chain. Offering spacious living throughout, a large garden and detached garage, this property makes the ideal family home. In brief, the ground floor comprises an entrance porch leading into a welcoming hallway. The front facing lounge features a large bay window flooding the space with natural light. The second reception room provides a cosy dining area, flowing into the further sun room — ideal for family meals or entertaining guests. The extended kitchen offers an abundance of worktop and cupboard space with rear access onto the patio and garden. Upstairs are three well-proportioned bedrooms, the master benefitting from fitted wardrobes and a bay window. The second double bedroom also includes built-in storage, while the third bedroom is perfect as a nursery, study, or guest room. The modern family bathroom is complete with a white suite including a shower over bath, wash basin, and WC. Externally, the property truly excels — boasting a generous rear garden with a large lawn, patio, perfect for outdoor entertaining. A detached garage and driveway provide ample off-road parking. Situated close to local amenities, schools, and transport links, this lovely home offers both convenience and comfort in a sought-after location. A perfect family home not to be missed — contact Bell & Co Estates to arrange your viewing today!



GROUND FLOOR  
544 sq.ft. (50.5 sq.m.) approx.

1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



## Contact Details

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27, Herringthorpe Avenue  
ROTHERHAM  
S65 3AA

Energy rating

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Valid until  
**16 May 2034**

Certificate number  
**9838-1039-7255-2744-2204**

**Property type** Semi-detached house

**Total floor area** 96 square metres

Agents Note: Whilst every care has been taken to prepare these sales 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 are advised to recheck the measurements