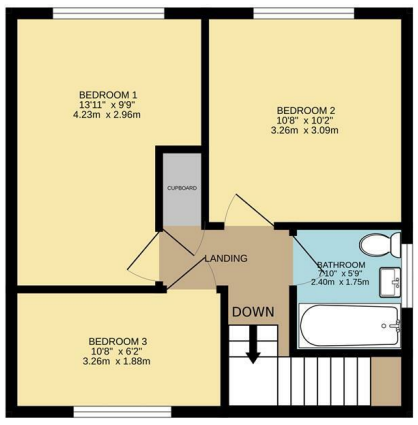
GROUND FLOOR
391 sq.ft. (36.3 sq.m.) approx.




1ST FLOOR
398 sq.ft. (37.0 sq.m.) approx.




TOTAL FLOOR AREA : 789 sq.ft. (73.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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EADON LOCKWOOD & RIDDLE
ESTº 1840




# 62, Hunger Hill Road, Rotherham, S60 4BB

**Offers In The Region Of £190,000**

# 62 Hunger Hill Road, Whiston, Rotherham, S60 4BB

Situated in this popular area of Whiston, close to a range of local shopping amenities, well-regarded schools and excellent transport links including the M1 motorway, this well-presented three bedroom semi-detached property offers a lovely home in a convenient location.

The property is beautifully presented throughout, with the ground floor providing a welcoming lounge featuring a focal fireplace, creating a comfortable space to relax and unwind. The superb kitchen diner is a particular highlight, fitted with an excellent range of units, integrated appliances and a useful peninsula incorporating a breakfast bar. There is also space for a dining table or a small snug area and French doors provide access to the rear garden and allow plenty of natural light into the room.

To the first floor are three good-sized bedrooms, together with a family bathroom, providing practical accommodation for a growing family, first-time buyer or couple.

Outside, the property stands in an elevated position with a lawned front garden and pathway leading to the entrance. To the rear is an enclosed, thoughtfully arranged garden, which slopes upwards from the property. There is a small seating area immediately outside the kitchen, ideal for enjoying a morning coffee, whilst the garden continues up to a lovely decking area at the top, providing a great spot for outdoor entertaining and making the most of the elevated position.

Overall, this is a lovely home which combines well-presented accommodation with a fantastic location close to everyday amenities, schools and motorway connections. Properties of this type are always popular, so an early viewing is strongly recommended to fully appreciate what this home has to offer. Please call today to arrange your viewing.

Important Information
Anti-Money Laundering (AML) Checks - As part of making an offer, we're required by law to complete Anti-Money Laundering (AML) checks to confirm the identity of all purchasers. To cover the cost of this process, a fee of £30 inc VAT per buyer is payable when your offer is accepted. This is a standard requirement for all buyers and helps us ensure your offer can be progressed as quickly and smoothly as possible.

- Well-presented three bedroom semi-detached property
- Popular Whiston location close to local amenities
- Lovely lounge with attractive focal fireplace
- Superb kitchen diner with an abundance of units
- Integrated appliances and peninsula with breakfast bar
- Three good-sized bedrooms and family bathroom
- Enclosed rear garden with decking and seating areas
- Excellent access to well-regarded schools and the M1 motorway
- Freehold / Council Tax Band A
- Early viewing is essential













