



Allendale Road, Herringthorpe Rotherham S65 3BX

welcome to

Allendale Road, Herringthorpe Rotherham

HOME SWEET HOME - Situated in this highly sought after area is this spacious three bed semi detached property making an ideal starter home-move in ready. Boasting a private garden, off road parking & modern decor throughout...NOT TO BE MISSED!!!



Agents Note Aml

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance Hall

The welcoming hallway provides access to the ground floor accommodation and benefits from a central heating radiator and a useful built-in storage cupboard.

Lounge

A spacious lounge featuring a front-facing bay window that provides ample natural light, together with a central heating radiator.

Kitchen / Diner

A well-appointed open plan kitchen/diner fitted with a range of wall and base units incorporating a double oven, hob with extractor hood over, integrated fridge/freezer, and a double sink with drainer. The room further benefits from a useful pantry, a rear-facing window, rear-facing door providing access to the garden, and a central heating radiator.

Landing

Having a side-facing window providing natural light, the landing gives access to the first-floor accommodation and benefits from a loft hatch providing access to the roof space.

Bedroom One

A generously sized double bedroom featuring a front-facing bay window allowing plenty of natural light, together with a central heating radiator.

Bedroom Two

A well-proportioned bedroom having a rear-facing window overlooking the garden and a central heating radiator.

Bedroom Three

A versatile third bedroom featuring a front-facing window and a central heating radiator. Ideal for use as a nursery, playroom, dressing room, home office, or occasional bedroom.

Bathroom

A modern bathroom suite comprising a shower cubicle, low-flush WC, and wash hand basin. The room also benefits from a heated towel rail and a rear-facing window providing natural light and ventilation.

Outside

To the front of the property is a block-paved driveway providing off-road parking for up to two vehicles. Offers an attractive approach to the property and convenient access to the entrance door.

To the rear of the property is an enclosed garden, mainly laid to lawn with a patio seating area, providing an ideal space for outdoor entertaining and family enjoyment. The garden also benefits from a useful outside store, offering additional storage space.



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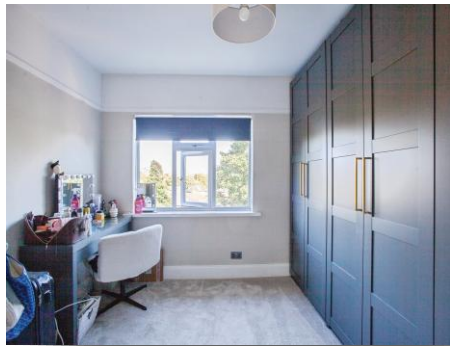
Allendale Road, Herringthorpe Rotherham

- Available with NO ONWARD CHAIN
- Modern three bedroom move in ready semi detached
- Ideal for first-time buyers, families and investors
- Block paved driveway providing off road parking
- Popular residential location

Tenure: Freehold EPC Rating: C

Council Tax Band: B

£240,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117570 - 0002

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