



Shenstone Road,Herringthorpe ROTHERHAM S65 2JS

welcome to

Shenstone Road, Herringthorpe ROTHERHAM

GUIDE PRICE £200,000-£210,000. THE ACE OF SPACE! This gorgeous three bedroom property is situated close to amenities, shops & Herringthorpe Playing fields & boasting well presented accommodation throughout, off street parking with front & rear gardens - CALL NOW!



Agents Note

"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 Porch

Entering through a double-glazed front-facing door, the porch features base units, spotlights, and a side-facing double-glazed Velux window. To the rear, the cloakroom comprises a low-flush WC, wash hand basin, radiator, spotlights, and a cupboard housing the combi boiler. A rear-facing double-glazed window provides natural light.

Kitchen

To the rear of the property sits the well-appointed kitchen, featuring an array of wall and base units, a sink and drainer, fitted double oven, hob, and extractor hood. Integrated appliances include a dishwasher, while a large pantry provides excellent additional storage. The kitchen is enhanced by spotlights throughout, a rear-facing double-glazed window, and French doors opening directly onto the rear garden, creating a bright and practical space ideal for everyday family living and entertaining.

Lounge

Leading from the kitchen is the lounge, situated at the front of the property. Beautifully presented with modern décor throughout, this inviting living space benefits from a front-facing double-glazed window, allowing for plenty of natural light, along with a gas central heating radiator.

Entrance Hall

The inner hallway provides access through a front-facing double-glazed door and benefits from a gas central heating radiator, creating a practical space that connects the accommodation throughout the home.

Landing

The landing benefits from a side-facing double-glazed window

Bedroom One

To the rear of the home, overlooking the garden, sits the generously sized principal bedroom. This well-presented room benefits from a rear-facing double-glazed window, providing pleasant garden views, along with a gas central heating radiator.

Bedroom Three

Also situated at the rear of the home is Bedroom Three, a well-proportioned room benefiting from a rear-facing double-glazed window overlooking the garden and a gas central heating radiator.

Bedroom Two

To the front of the property sits a comfortable double bedroom, benefiting from a front-facing double-glazed window which allows for plenty of natural light, along with a gas central heating radiator. This well-proportioned room provides ample space for bedroom furnishings and offers a bright and welcoming atmosphere.

Bathroom

To the front of the property sits the contemporary family bathroom, beautifully presented with modern décor and fully tiled walls. The suite comprises a panelled bath with shower over, low-flush WC, and wash hand basin. Additional features include a heated towel rail, front-facing double-glazed window, and spotlights, creating a bright and stylish space.

Outside

To the front of the property is a generous driveway providing off-road parking for three or more vehicles. A central tree, surrounded by a decorative pebbled area, creates an attractive first impression, while a fitted EV charging point offers a practical and future-proof addition for electric vehicle owners.

To the rear sits a private, enclosed garden, accessible via the kitchen's French doors as well as gated side access from the front of the property. Beautifully landscaped and designed for both relaxation and family enjoyment, the garden features a patio area, decked seating space, and a well-maintained lawn. There is also a useful garden shed and an array of mature fruit trees, including cherry, apple, and plum. A particularly appealing feature for families is the fixed sandpit, creating the perfect outdoor play area for children.



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welcome to

Shenstone Road, Herringthorpe ROTHERHAM

- Three bedroom semi detached property
- Well presented accommodation
- Popular location - well placed to amenities & parks
- Driveway providing off road parking
- Ideal for first time buyers and growing families

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

£200,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:
RTF117717 - 0006

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