







12 Eldertree Road

Thorpe Hesley • Rotherham • S61 2TG

Guide Price £150,000 - £160,000

An attractive and partly refurbished three-bedroom semi-detached property situated in the popular residential area of Thorpe Hesley. The property benefits from off-street parking, a detached garage and a generous enclosed and private rear garden with an extensive decked terrace, providing an excellent space for outdoor entertaining. The property has been freshly painted throughout and benefits from new carpets, creating a fresh, light and welcoming feel. The bright and airy living room features generous front-facing windows, neutral décor, modern flooring and an attractive fireplace with electric fire providing a focal point to the room. Leading through to the kitchen, there is a sleek contemporary gloss fitted kitchen comprising a range of wall and base units, integrated oven and electric hob, stylish tiled splashback and contrasting tiled flooring. The kitchen enjoys pleasant views over the rear garden and provides space and plumbing for further appliances, together with space for a breakfast bar. A rear door provides direct access to the garden, while useful under-stairs storage and a downstairs WC add to the practicality of the ground floor. To the first floor are three bedrooms and the family bathroom. The rear-facing principal bedroom is a generous double with neutral carpeting and pleasant garden views, while the second double bedroom benefits from built-in wardrobes. The smaller third bedroom would make an ideal nursery, child's bedroom or home office. The landing provides useful storage cupboard housing the boiler, together with loft access. The fully tiled family bathroom is fitted with a three-piece white suite comprising a panelled bath with shower over and glazed screen, WC and wash hand basin, complemented by a chrome heated towel rail. Externally, the property offers off-street parking to the front, with gated access leading to the detached garage. To the rear is a particularly generous, enclosed and private garden, featuring an extensive decked terrace which is ideal for outdoor dining and entertaining, with further garden space beyond. Thorpe Hesley is a popular and established residential area situated to the north of Rotherham, offering a pleasant village setting while remaining conveniently positioned for access to Rotherham, Sheffield and the surrounding areas. The area benefits from local amenities, schools, shops and everyday facilities, while excellent road links provide convenient access to the wider South Yorkshire region and the M1 motorway, making the location particularly suitable for commuters.





- Attractive Semi Detached Family Home
- 3 Bedrooms & Modern Bathroom
- Redecorated & New Carpets
- Light & Airy Living Room
- Modern Fitted Kitchen

- Combination Boiler & Double Glazing
- Enclosed Rear Garden & Decked Terrace
- Driveway & Garage
- Freehold & No Onward Chain
- Council Tax Band A, EPC Rating TBC



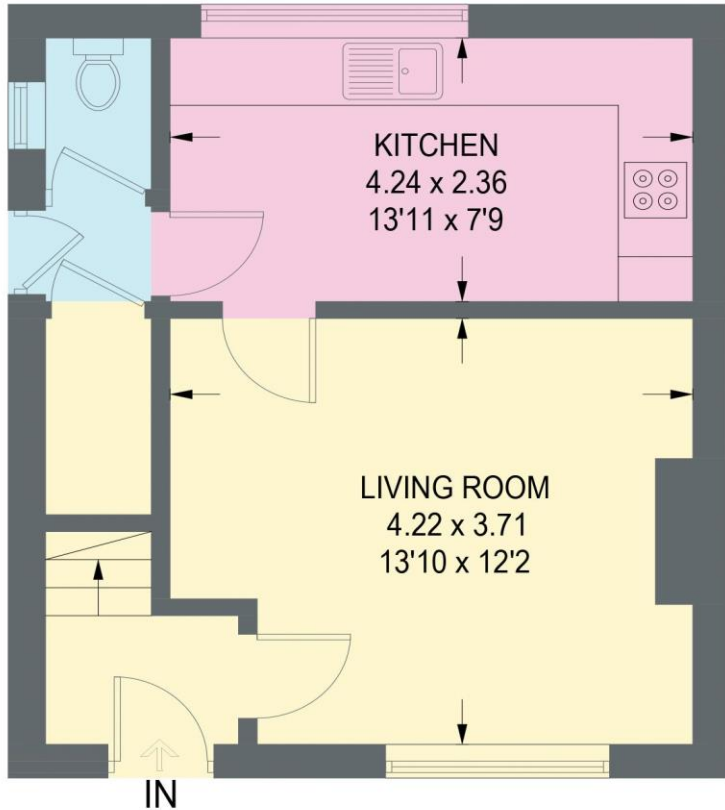


12 ELDERTREE ROAD

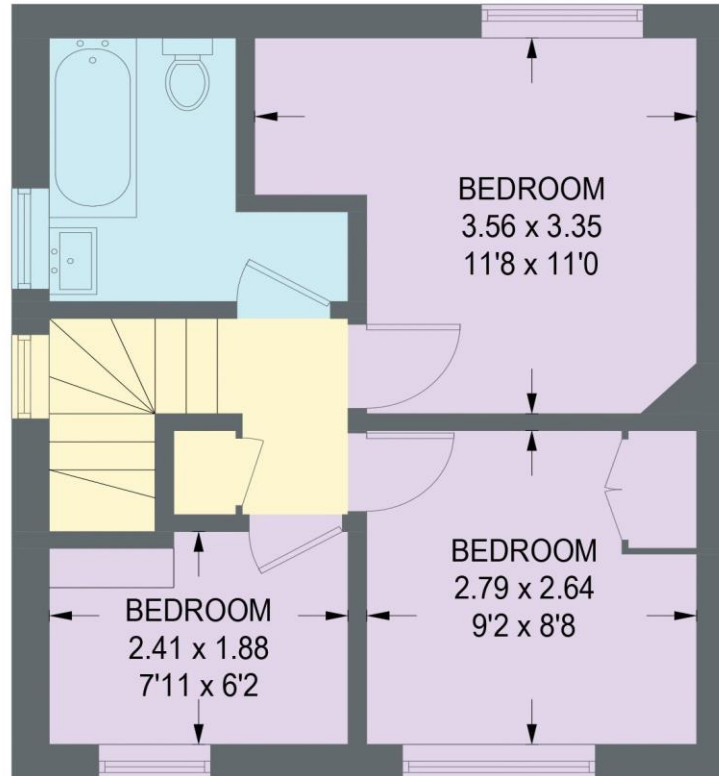
APPROXIMATE GROSS INTERNAL AREA = 65.8 SQ M / 708 SQ FT

GARAGE = 11.5 SQ M / 124 SQ FT

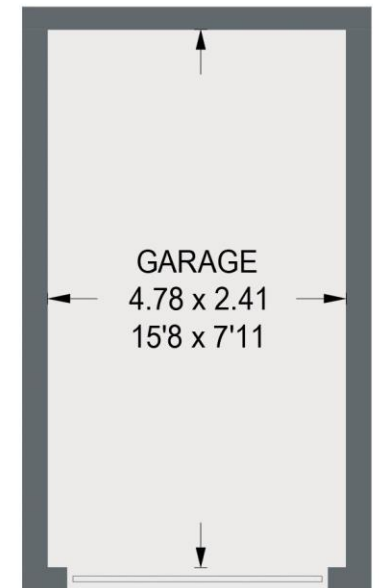
TOTAL = 77.3 SQ M / 832 SQ FT



GROUND FLOOR
33.0 SQ M / 355 SQ FT



FIRST FLOOR
32.8 SQ M / 353 SQ FT



(NOT SHOWN IN ACTUAL
LOCATION / ORIENTATION)

Illustration for identification purposes only,
measurements are approximate, not to scale.

