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# Hesley Grange

Scholes, Rotherham, S61 2QY

## Guide Price £160,000

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- 2 BED SEMI DETACHED
- SPACIOUS DIMENSIONS
- LOVELY FTB HOME
- 2 DOUBLE BEDROOMS
- CLOSE TO AN ARRAY OF AMENTIEIS
- NO UPWARD CHAIN
- CUL DE SAC LOCATION
- EASY TO PUT YOUR OWN STAMP ON
- GOOD COMMUTER LOCATION
- COUNCIL TAX A

Tel: 0114 257 8999

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Scholes, Rotherham, S61 2QY

## Guide Price £160,000







GUIDE PRICE £160,000 - £170,000 NO UPWARD CHAIN Nestled in the tranquil cul de sac of Hesley Grange, Scholes, Rotherham, this charming two-bedroom semi-detached house offers a delightful retreat with picturesque views of Keppel's Column. The property boasts a well-thought-out layout, featuring an inviting entrance porch that leads into a spacious living room, perfect for relaxation and entertaining. The kitchen is functional and well-equipped, catering to all your culinary needs.

The master bedroom provides a comfortable sanctuary, while the second bedroom is ideal for guests or as a home office. Ample storage is available throughout the home, ensuring a clutter-free environment. The bathroom is conveniently located, serving both bedrooms.

Outside, the property shines with a lovely rear garden that includes a paved patio, a lush lawn, and raised flower beds, all fully enclosed for privacy and security. This outdoor space is perfect for enjoying sunny days or hosting gatherings with friends and family. To the front, you will find block-paved parking for two vehicles, complemented by a well-maintained lawn and established shrubs that enhance the property's curb appeal.

This semi-detached home is not only well-presented but also offers the convenience of off-road parking and a peaceful setting. It is an ideal choice for anyone seeking a comfortable and inviting home with outdoor space. Early viewing is highly recommended to fully appreciate the charm and potential of this delightful property.

## ENTRANCE PORCH

Entry is through a glazed uPVC door into a practical porch, with a storage cupboard for coats and shoes.

## LIVING ROOM

15'8 x 11'8 (4.78m x 3.56m)

A generous reception room with a uPVC window and a wood effect fire surround, home to a gas fire that is currently capped off. There are BT and TV aerial points for easy setup, and the stairs rise from here to the first floor.

## KITCHEN

11'8 x 9'10 (3.56m x 3.00m)

Fitted with light wood effect wall and base units, set against a contrasting black speckled worktop with a stainless steel sink. There is space under the counter for a washing machine and room for a tall fridge freezer, while a freestanding gas oven and hob are included. The walls are fully tiled in cream tones and the floor is finished in light wood laminate. A uPVC window and a radiator complete the room, and a uPVC door leads directly out to the garden.

## MASTER BEDROOM

11'8 x 9'10 (3.56m x 3.00m)

A well proportioned double bedroom with storage, a radiator and a uPVC window overlooking the rear.

## BEDROOM 2

12'10 x 8'2 (3.91m x 2.49m)

A further double room, finished with light wood laminate flooring and a radiator. A cupboard houses the wall mounted combi boiler, and there is a uPVC window. Built in drawers and wardrobes provide plenty of storage.

## BATHROOM

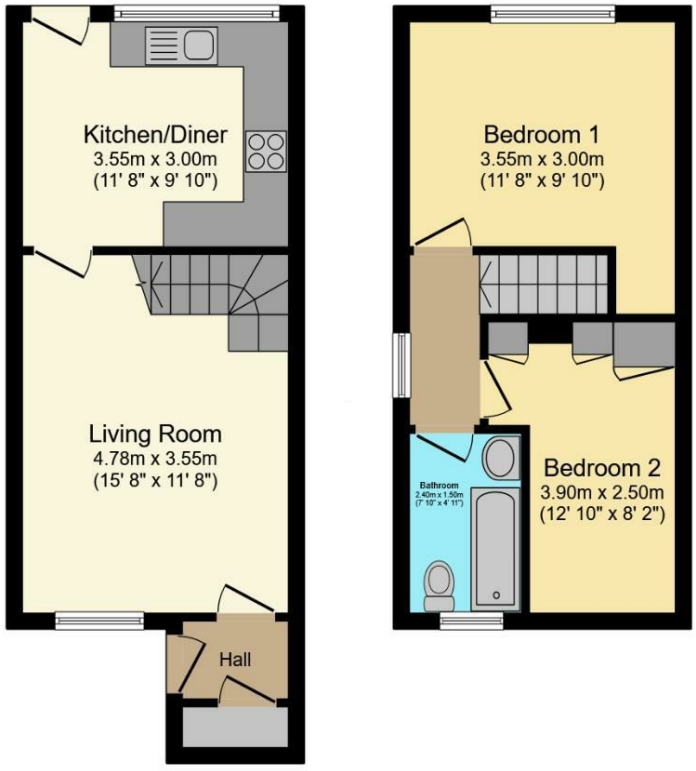
7'10 x 4'11 (2.39m x 1.50m)

A bath with an electric shower over, a low flush WC and a pedestal sink. The walls are partially tiled and there is a frosted uPVC window.

## EXTERIOR

To the rear, a paved patio area sits alongside a garden that is mainly laid to lawn, with raised flower beds adding some structure. The plot is fully enclosed, and an outdoor tap and solar security lighting are included. The front of the property has block paved parking for two cars, along with a lawn and established shrubs. It sits in a cul de sac location.

## Floorplan




Ground Floor First Floor

Total floor area: 58.5 sq.m. (629 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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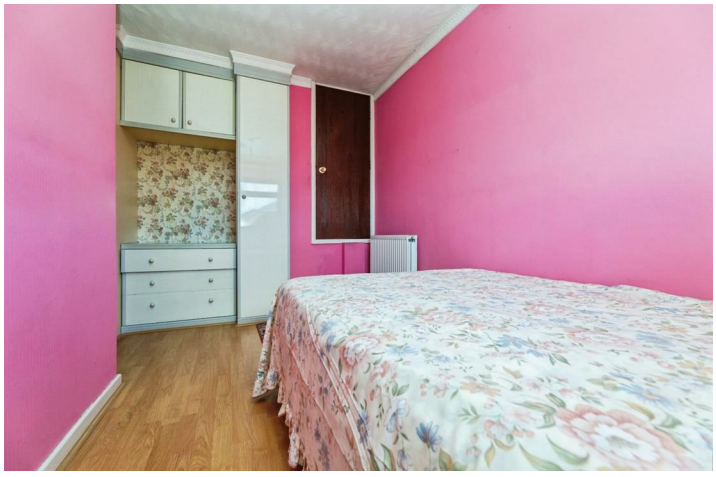








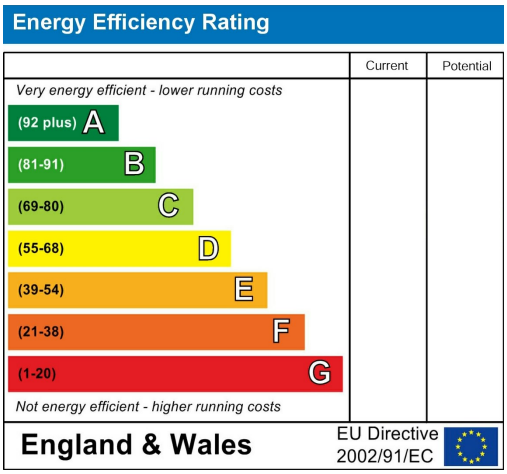


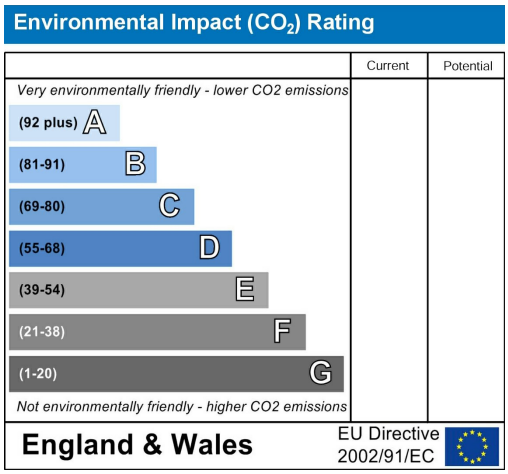







## Energy Efficiency Graph

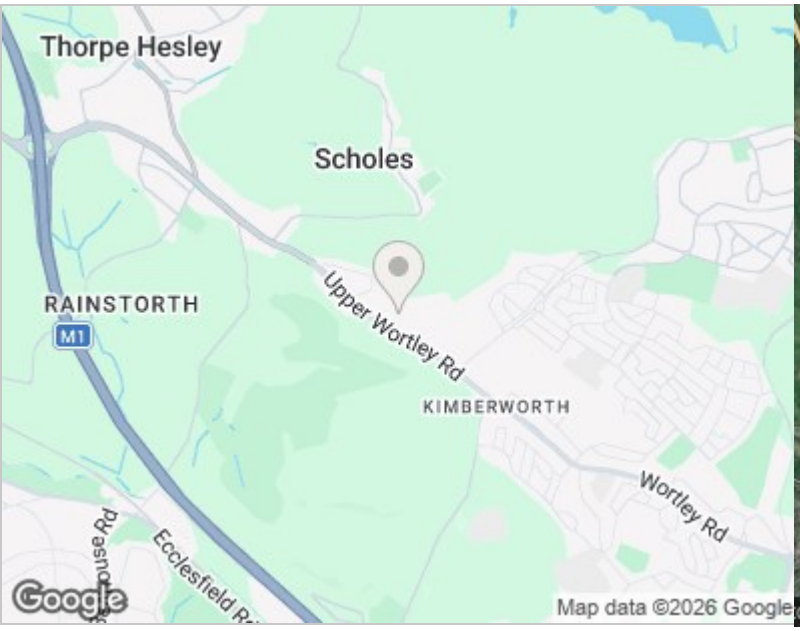



## Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map




Hybrid Map



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These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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