Sheep Cote Road, Rotherham
Guide Price £260,000

MARTIN&CO

Sheep Cote Road, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £260,000

- **Semi detached**
- **Three bedrooms**
- **Drive and garage**
- **Refurbished**
- **Popular location**

GUIDE PRICE £260,000 - £270,000. Offered for sale with no vendor chain involved, this extended and comprehensively refurbished family home on Sheep Cote Road provides well-planned accommodation in a sought-after part of Rotherham. Updated by the current owners with a new roof, new garage, replastering, a new kitchen and a new bathroom, the property is ready for a new owner to move in with minimal work required. The combination of extended living space, off-road parking, a garage and a good-sized rear garden should appeal to families, couples and buyers looking for a practical home with strong commuter connections.

The accommodation begins with an entrance hall, where stairs rise to the first-floor landing and an under-stairs cupboard provides useful everyday storage. A ground-floor cloakroom is fitted with a two-piece suite, a particularly useful addition to a family home and ideal when entertaining.

To the front is a separate dining room, with a bay window adding character and providing plenty of natural light. The room offers space for a family dining table while remaining flexible enough to work as a second sitting room, playroom or home-working space depending on individual requirements.

At the rear, the extended lounge creates a comfortable main living area with plenty of room for a

range of furniture. Patio doors provide a direct connection with the rear garden, making the room particularly practical during the warmer months and giving a pleasant outlook across the lawn.

A major feature of the refurbishment is the extended breakfast kitchen. Fitted with a range of Shaker-style wall and base units, it provides a clean, modern finish alongside useful preparation and storage space. An integrated dishwasher is included, with space available for further appliances. The breakfast bar creates an informal spot for everyday meals and helps make the kitchen a sociable and functional part of the house. Its extended proportions provide the additional room often sought in a modern family home.

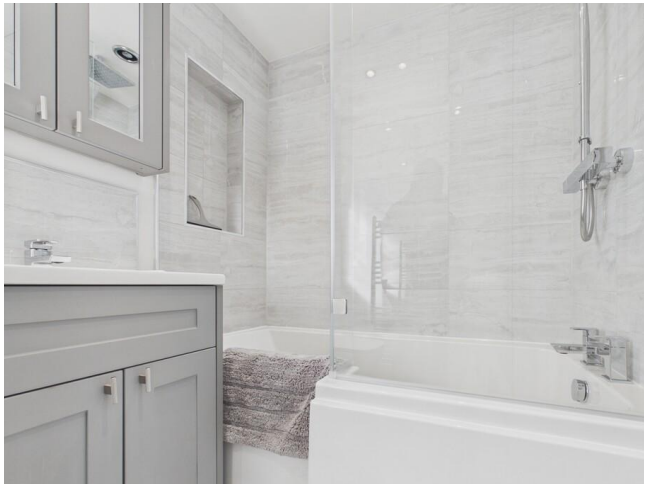
On the first floor, the landing gives access to three bedrooms and the bathroom. Two of the bedrooms are comfortable doubles, while the third provides a useful single bedroom that could equally serve as a nursery, study or dressing room. Bedroom three has a built-in wardrobe, helping to maximise the available floor space and providing useful storage without the need for additional freestanding furniture.

The bathroom has also been replaced as part of the improvements carried out by the current owners and is fitted with a white three-piece suite. Together with the ground-floor cloakroom, this provides a practical arrangement for day-to-day family life.

Outside, the property continues to offer plenty of useful features. The front includes a lawned garden alongside a driveway, with double gates providing access towards the garage. The recently replaced single garage gives secure parking or valuable additional storage for bikes, tools and garden equipment, while the driveway provides further off-road parking.

To the rear is an established lawned garden with planted borders and a patio area adjoining the house. There is space for outdoor seating, children's play equipment and general gardening without creating an overly demanding outside space. The patio works particularly well with the doors from the extended lounge, providing an easy transition between the main living area and garden.

Sheep Cote Road is well placed for access to Rotherham, Sheffield and the surrounding South

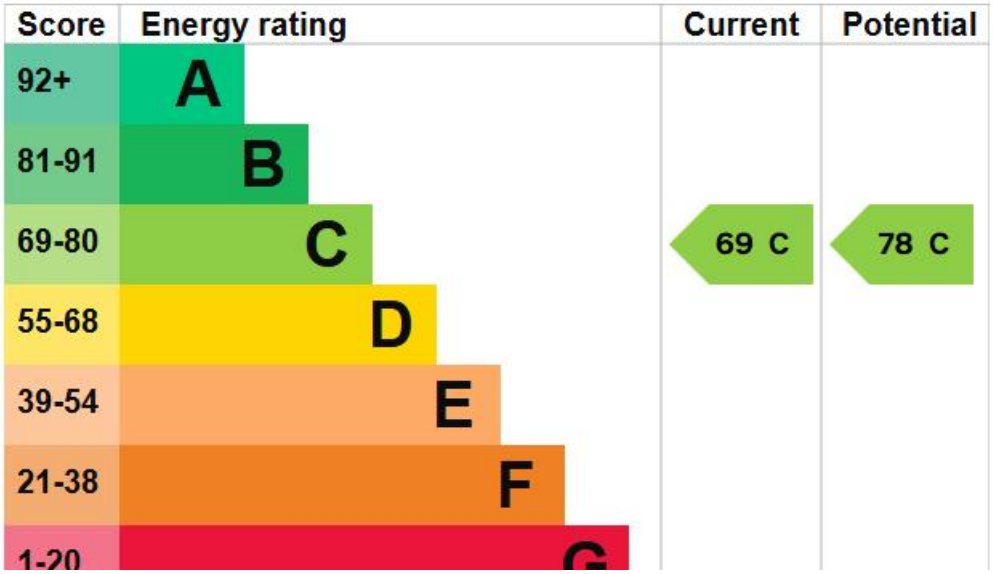


Yorkshire area. The location is particularly convenient for commuters, with routes towards the M1 and M18 motorway networks as well as Sheffield Parkway, giving straightforward road access towards Sheffield city centre, Meadowhall, Doncaster and employment areas across the wider region. Public transport connections and everyday local amenities are also accessible from the surrounding area.

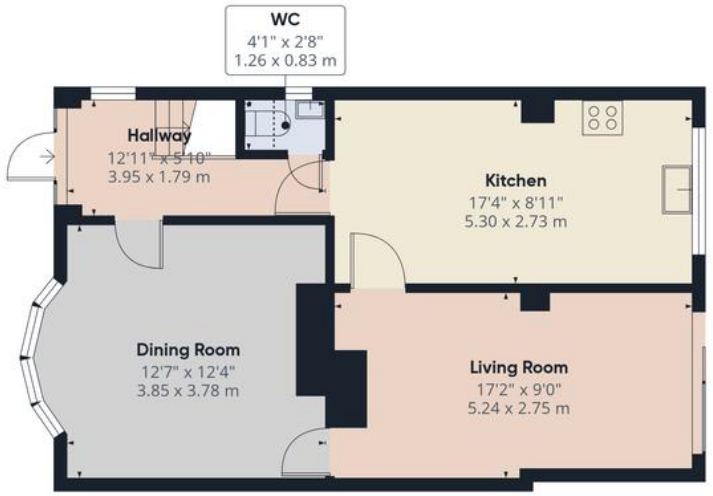
The wider S60 area offers a good range of shopping, leisure and schooling options, with Rotherham town centre and retail facilities around the borough within practical travelling distance. Meadowhall is also accessible by road and provides a substantial choice of shops, restaurants and leisure facilities. For those travelling into Sheffield for work or leisure, the nearby road network is one of the property's key advantages while still allowing the house to sit within an established residential setting.

With the costly improvement work already undertaken, including the new roof, new garage, replastering, new Shaker-style kitchen and new bathroom, this is a strong option for buyers wanting a home that does not come with a lengthy list of immediate projects. The extended ground-floor accommodation gives the house flexibility, while the driveway, garage and rear garden add the practical features that are often high on a buyer's list.

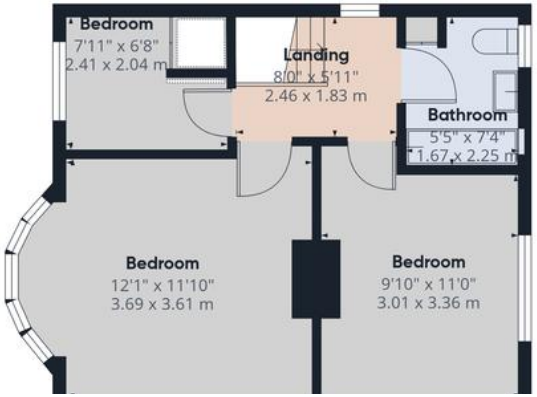
Offered with NO VENDOR CHAIN, the property is well suited to anyone looking for a straightforward purchase in an established and sought-after location. Viewing is recommended to appreciate the amount of refurbishment completed, the extended layout and the convenient position for Rotherham, Sheffield and the surrounding motorway network.



MARTIN&CO



Ground Floor



Approximate total area(1)

933 ft²

86.7 m²

Reduced headroom

3 ft²

0.3 m²

(1) Excluding balconies and terraces

Reduced headroom

Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane ● Whiston ● Rotherham ● S60 4AA

T: 01709 544982 ● E: rotherham@martinco.com

01709 544982

http://www.martinco.com

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape**: Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.