



**Herringthorpe Valley Road, Herringthorpe ROTHERHAM S65
3AQ**

welcome to

Herringthorpe Valley Road, Herringthorpe ROTHERHAM

£270,000 - PICTURE PERFECT - Situated in a sought after area is this STUNNING three bedroom semi detached property making the PERFECT family home. Boasting spacious & beautifully presented accommodation throughout with ample off road parking & a low maintenance rear garden...DON'T MISS OUT!!!



Entrance Porch

Having a front facing door.

Entrance Hall

Having a front facing door & a radiator.

Lounge

13' 7" into bay window x 11' 10" into chimney breast recess (4.14m into bay window x 3.61m into chimney breast recess)

Having a front facing double glazed bay window, a radiator & a feature fireplace.

Dining Room

10' 5" into chimney breast recess x 12' 5" (3.17m into chimney breast recess x 3.78m)

Having rear facing patio doors, a radiator & a feature log burner.

Kitchen

15' 2" x 9' 8" (4.62m x 2.95m)

Fitted with a series of wall & base units housing the integrated hob, oven, fridge/freezer, dishwasher & washing machine with coordinating worktops housing the sink & drainer. Having a side & rear facing window, a side facing door & spotlights to the ceiling.

Bedroom One

13' 6" into bay window x 11' 5" into chimney breast recess (4.11m into bay window x 3.48m into chimney breast recess)

Having a front facing double glazed bay window, & a radiator.

Bedroom Two

10' 7" into recess x 12' 3" into bay window (3.23m into recess x 3.73m into bay window)

Having a rear facing double glazed bay window & a radiator.

Bedroom Three

6' 1" x 6' 8" (1.85m x 2.03m)

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing window & a radiator.

Outside

To the front of the property is a drive & a garage providing ample off road parking.

To the rear is a well presented lawned garden & patio.



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welcome to

Herringthorpe Valley Road, Herringthorpe ROTHERHAM

- STUNNING three bedroom semi detached - Sought after area
- Perfect family home
- Well placed to local amenities & transport links
- Driveway & garage providing ample off road parking
- Low maintenance rear garden & patio

Tenure: Freehold EPC Rating: C

Council Tax Band: C

£270 000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116704 - 0002

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