



Hirst Drive, Herringthorpe Rotherham S65 3NR

welcome to

Hirst Drive, Herringthorpe Rotherham

READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking a well presented rear garden & patio...CALL TO VIEW!!!



Entrance Hall

To the front of the property is an entrance hall featuring a front facing double glazed door, side facing double glazed window and a central heating radiator.

Lounge

To the front of the property is a spacious lounge featuring a front facing double glazed bay window, allowing plenty of natural light, along with a central heating radiator.

Kitchen Diner

The kitchen/ Diner is fitted with a range of wall and base units incorporating a sink and drainer, freestanding oven and fitted extractor fan. There are two rear facing double glazed windows, a side facing door and a central heating radiator. The combi boiler is neatly housed within a storage cupboard.

Utility Room

The utility room features base units with space for additional appliances, along with a rear facing double glazed window. There is also a WC and wash hand basin, providing convenient ground floor facilities.

Landing

The landing features a side facing double glazed window, two useful storage cupboards and a loft hatch providing access to the roof space.

Bedroom One

The master bedroom is a well-proportioned room featuring a front facing double glazed window, fitted storage cupboards and a gas central heating radiator.

Bedroom Two

The double bedroom features a rear facing double glazed window, spotlights and a gas central heating radiator, creating a bright and comfortable space.

Bedroom Three

The third bedroom features a front facing double

glazed window and a gas central heating radiator, offering a bright and versatile space.

Bathroom

The family bathroom comprises a shower over bath, WC and wash hand basin. There is a rear facing double glazed window and a heated towel radiator, completing this well-appointed space.

Outside

To the front of the property is a lawned garden with enclosed fencing and a driveway providing off-road parking. (Please note that there is currently no dropped kerb in place)

To the rear is a fully enclosed garden featuring a patio seating area and lawn, with fencing surrounding the boundary, creating an ideal space for outdoor relaxation and entertaining.

Special Features

The property has undergone a full renovation, including a newly fitted kitchen, modern bathroom suite, replacement combi boiler, updated electrics and new double glazed windows throughout. Finished to a high standard, this fantastic home is ready to move straight into, making it an ideal purchase for first-time buyers and small families.

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."



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Hirst Drive, Herringthorpe Rotherham

- Three bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities/transport links/schools
- Driveway providing off road parking
- Well presented rear garden & patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

£180,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117675 - 0003

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