



South Street

Rotherham, S61 2NL

Guide Price £125,000 - £135,000



- TWO BEDROOM SEMI DETACHED HOME
- LARGE PLOT WITH ENCLOSED GARDENS
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING TBC
- NO UPWARD CHAIN
- AMPLE ON STREET PARKING
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on South Street in Rotherham, this charming two-bedroom semi-detached house offers a delightful blend of modern living and convenience. Spanning an impressive 797 square feet, the property boasts generous dimensions throughout, ensuring ample space for comfortable living.

Upon entering, you will find a well-appointed reception room that welcomes you with warmth and style. The home has been thoughtfully updated, featuring modern fixtures and fittings, with a brand-new kitchen and bathroom installed within the last two years. This attention to detail enhances the overall appeal of the property, making it an ideal choice for those seeking a move-in ready home.

The two bedrooms provide a peaceful retreat, perfect for relaxation after a long day. The large enclosed rear garden is a standout feature, offering a private outdoor space for entertaining, gardening, or simply enjoying the fresh air. Additionally, the property benefits from ample on-street parking, ensuring convenience for both residents and guests.

Situated close to local amenities, this home is also just a short distance from Rotherham town centre and Meadowhall, providing a wealth of shopping and dining options. For those who commute, the location offers excellent transport links via both road and rail, making it easy to travel to nearby cities.

With no upward chain, this property presents a fantastic opportunity for first-time buyers, small families, or investors alike. Do not miss the chance to make this lovely house your new home.

Entrance Hall

Through a composite front door this opens into the entrance hall, ideal for coats and shoes, decorated in neutral tones with stairs rinsing to first floor and door leading to the living room.

Living Room

13'6" x 11'9" (4.11m" x 3.58m")

Step inside the welcoming living room, beautifully presented, having laminate to floor, wall mounted radiator, uPVC window to the front, aerial point in place and doors leading to handy storage cupboard as well as the kitchen/diner.

Kitchen/Diner

16'7" x 7'8" (5.05m" x 2.34m")

The real hub of the home is the stunning and modern kitchen/diner, fitted for two years the kitchen has an array of wall and base units providing storage, wood effect worksurface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, microwave and gas hob with extractor fan over, space and plumbing for both washing machine and dish washer, splash back tiles to walls. Ample room for a dining table to enjoy meals with friends and family, tiled floor for easy clean, neutral décor, wall mounted radiator, composite rear door and two uPVC windows to the rear fill this space with natural light.

Landing

Landing having access to loft hatch and doors leading to both bedrooms, family bathroom and airing cupboard.

Bedroom One

16'6" x 8'5" (5.03m" x 2.57m")

Generously sized master bedroom with fitted wardrobes providing that extra storage we all crave, having wooden flooring, stylish décor, wall mounted radiator and uPVC window to the front finishes this space.

Bedroom Two

10'9" x 8'09" (3.28m" x 2.67m")

Further good sized double bedroom, having colourful décor adding a feature to this room, with

wooden flooring, ample space to add storage and furniture if needed, wall mounted radiator and uPVC window to the rear.

Bathroom

8'06" x 5'9" (2.59m" x 1.75m")

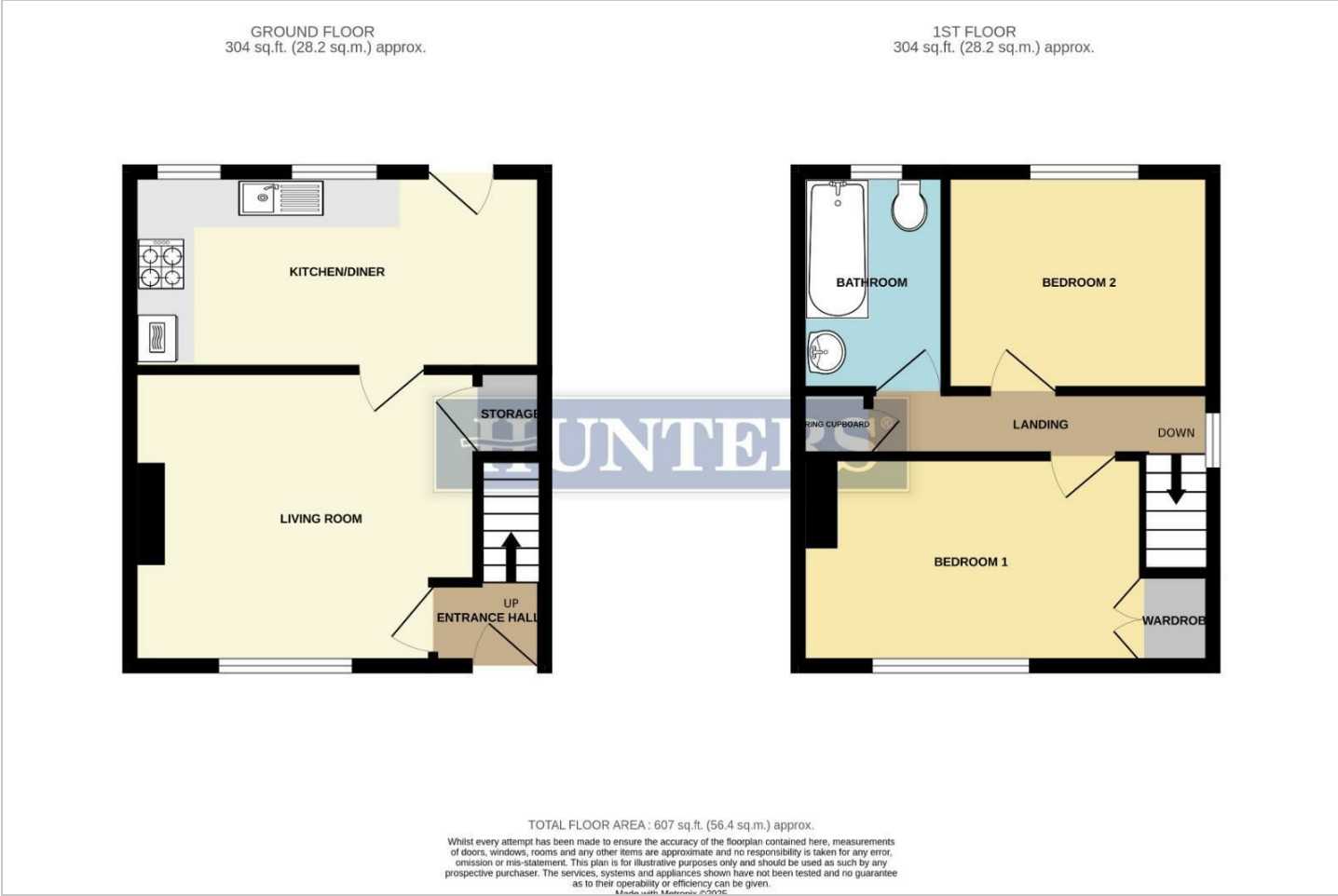
Perfect spot to relax and unwind the serene bathroom comprises low flush WC, pedestal wash hand basin and bath with shower over, modern splash back tiles, neutral decors, wall mounted radiator and uPVC frosted window to the rear.

Exterior

A private pathway leads to the front of this property making this a private corner plot, having an enclosed large front garden surrounded by hedges and the path continues to the front, side and rear of the home. The street offers ample parking for you and guests.

At the rear is a further enclosed garden, mainly laid to lawn with concrete area ideal for seating in the warmer months, surrounded by hedges providing further privacy and finally having a tin shed providing extra storage.

Floorplan

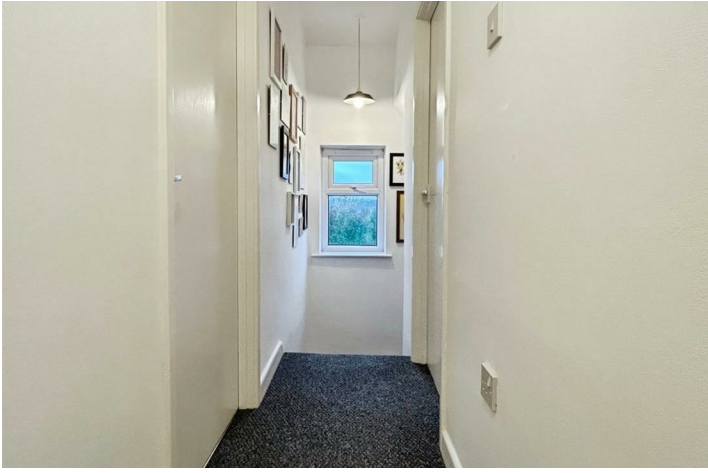


TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC 	

Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





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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