



Storrs Wood View

Cudworth, S72 8TA

Guide Price of £145,000 - £155,000



- THREE BEDROOM END TEARRACE PROPERTY
- OFF ROAD PARKING
- GOOD COMMUTE LOCATION
- COUNCIL TAX BAND: A
- POPULAR LOCATION
- CONSERVATORY
- LARGE REAR GARDEN
- EPC RATING: TBC

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TAKE A LOOK AROUND THIS SPACIOUS THREE BEDROOM TERRACED HOME located on a popular estate within Cudworth, offering generous dimensions and off road parking. Close to all local amenities, surrounded by reputable schools, benefiting from good public transport links and within easy reach of the A1 and M1. The property boasts a spacious layout, modern décor, modern fixtures and fittings, a large enclosed rear garden and plenty of off road parking. This maintenance friendly property briefly comprises Entrance Hall, Living Room, Kitchen/Diner, Conservatory, Two Bedrooms with possible third make from dressing room, Family Bathroom, Rear Garden and drive to the side. Viewings are highly recommended.

ENTRANCE HALL

Through a black composite door leads into the entrance hall, a great impression on any guest, comprising wall mounted radiator, carpet flooring, staircase to the first floor and doors leading straight into the lounge area.

LOUNGE

11'6" x 12'8" (3.51m x 3.86m)

An elegant living space, boasting tasteful décor and generous space for furniture. Drenched in natural light through a large uPVC window to the front exterior. Wall mounted radiator, carpet flooring, aerial point in place with door leading into the kitchen/diner. Handy understairs storage cupboard located in the corner.

KITCHEN DINING ROOM

14'8" x 8'4" (4.47m x 2.54m)

A stunning kitchen/diner, creating a great social space for any family, offering a beautiful gloss fitted kitchen with an array of wall and base units providing plenty of storage space with complimentary work surface over, built in four ring gas hob and electric oven with extractor fan over, stainless steel sink and drainer with matching mixer tap, under counter space and plumbing for washing machine and integrated fridge freezer. Plenty of space for dining room table with tile flooring, wall mounted radiator, uPVC window and double uPVC sliding doors leading directly out into the conservatory.

CONSERVATORY

7'8" x 8'05" (2.34m x 2.57m)

A great addition to any household, offering that extra living space to use as you wish, comprising uPVC windows with uPVC door leading directly into the large rear garden.

LANDING

Roomy landing with doors leading to both bedrooms and family bathroom. Over stairs storage cupboard located to the stairs and uPVC window.

BEDROOM ONE

8'4" x 11'00" (2.54m x 3.35m)

A generous sized master bedroom providing plenty of storage space we all crave. Having carpet flooring, large uPVC window to the front elevation letting in the natural light and wall mounted radiator.

BEDROOM TWO

8'3" x 10'2" (2.51m x 3.10m)

Further good sized second bedroom, again nicely decorated with wall mounted radiator, carpet flooring and uPVC window overlooking the garden.

BEDROOM THREE

7'00" x 6'8" (2.13m x 2.03m)

BATHROOM

6'3" x 6'2" (1.91m x 1.88m)

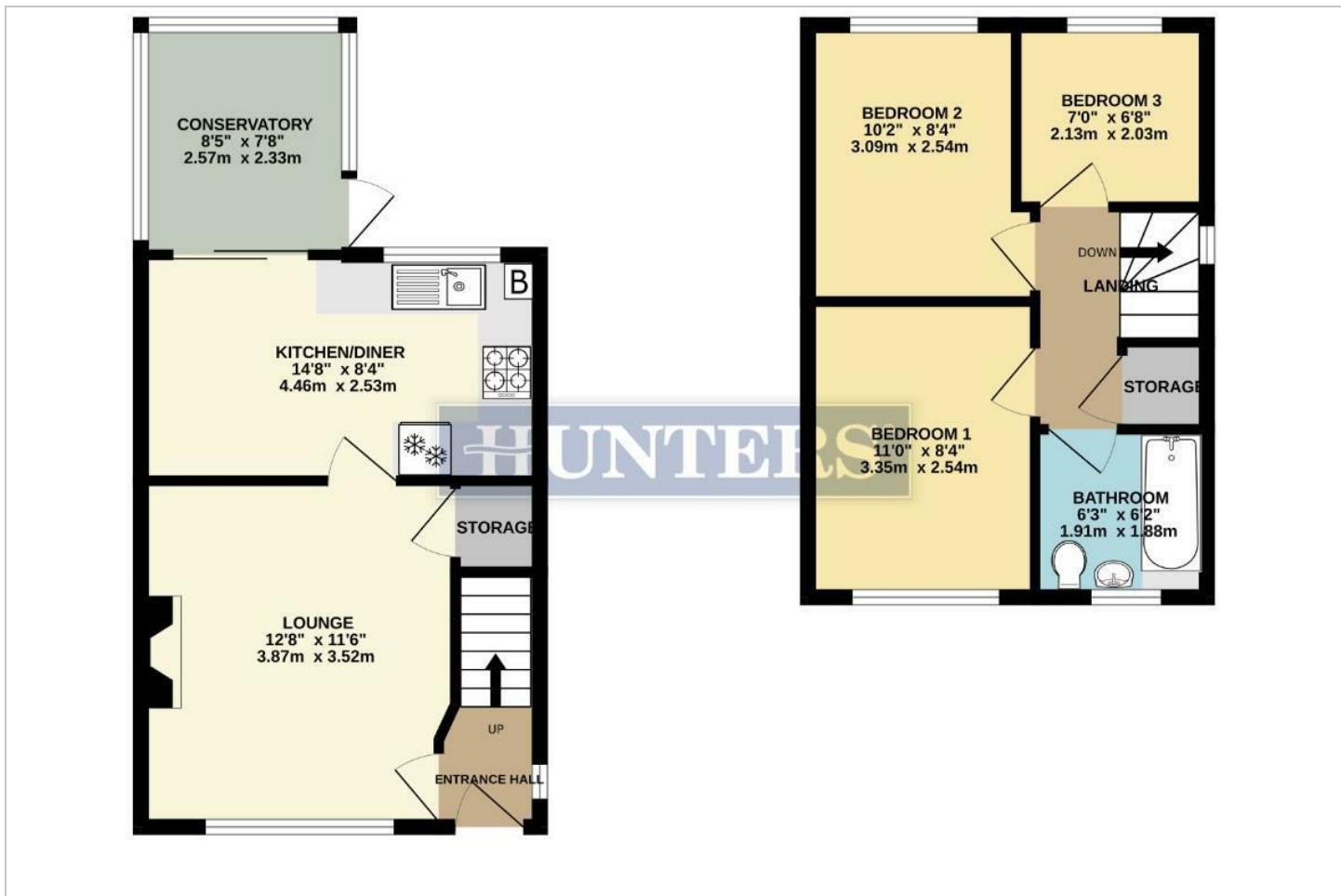
The house bathroom features a three piece suite comprising a low flush WC, pedestal wash hand basin and panelled bath. Also with partially tiled walls, tiled flooring, wall mounted radiator and frosted uPVC window.

EXTERIOR

To the front of the property stands a large lawned area with pathway leading to front entrance door. Tarmac driveway leading down side of the property providing off road parking.

To the rear of the property is a fully enclosed large garden, mostly laid to lawn with patio area making this an ideal place for seating in the summer months, a wooden build shed then adds further storage to this home if needed.

Floorplan







Energy Efficiency Graph

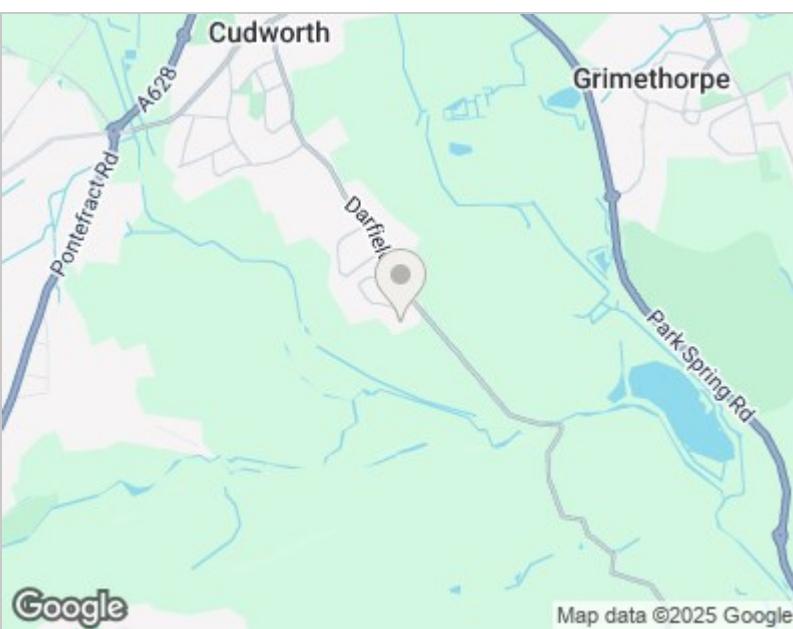
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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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