

HUNTERS®

HERE TO GET *you* THERE



Hollingswood Way

Sunnyside, Rotherham, S66 3ZN

£370,000



- THREE BEDROOM DETACHED PROPERTY
- WELL PRESENTED THROUGHOUT
- GOOD COMMUTE LOCATION
- FREEHOLD
- EPC RATING: C

- OFF ROAD PARKING
- MODERN DECOR AND APPLIANCES
- BEAUTIFUL LARGE REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND: C

Tel: 01709 894440

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Nestled in the desirable area of Hollingswood Way, Sunnyside, Rotherham, this charming three-bedroom detached house offers a perfect blend of comfort and modern living. Built in 2001, the property boasts stylish décor throughout, creating a warm and inviting atmosphere for families and professionals alike.

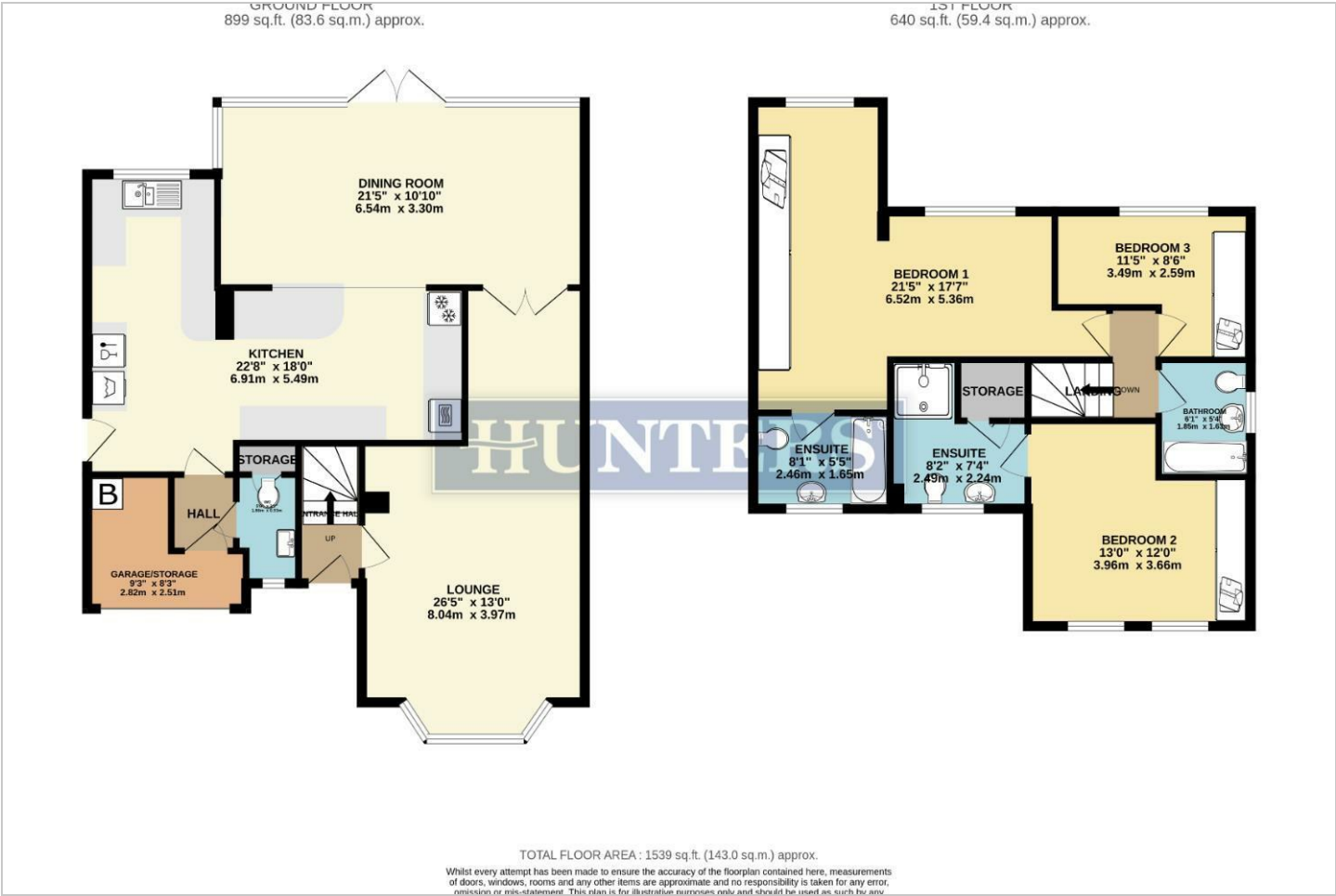
Upon entering, you will find a spacious reception room that leads seamlessly into a large open-plan kitchen diner. This well-designed space is perfect for entertaining and family gatherings, featuring a range of built-in appliances that cater to all your culinary needs. The kitchen has been thoughtfully extended into the garage, which now serves as a convenient storage area, ensuring that the living space remains uncluttered and functional.

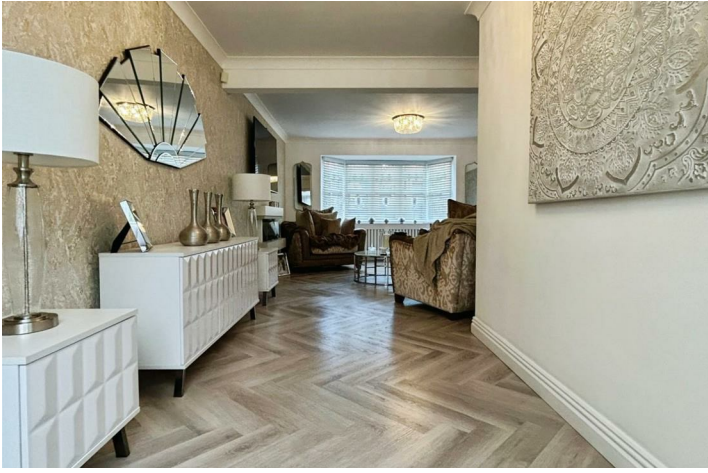
The property comprises three well-proportioned bedrooms, each designed with comfort in mind. Two of the bedrooms benefit from en-suite bathrooms, providing added privacy and convenience, while a family bathroom serves the remaining bedroom and guests. Additionally, a downstairs WC enhances the practicality of the home.

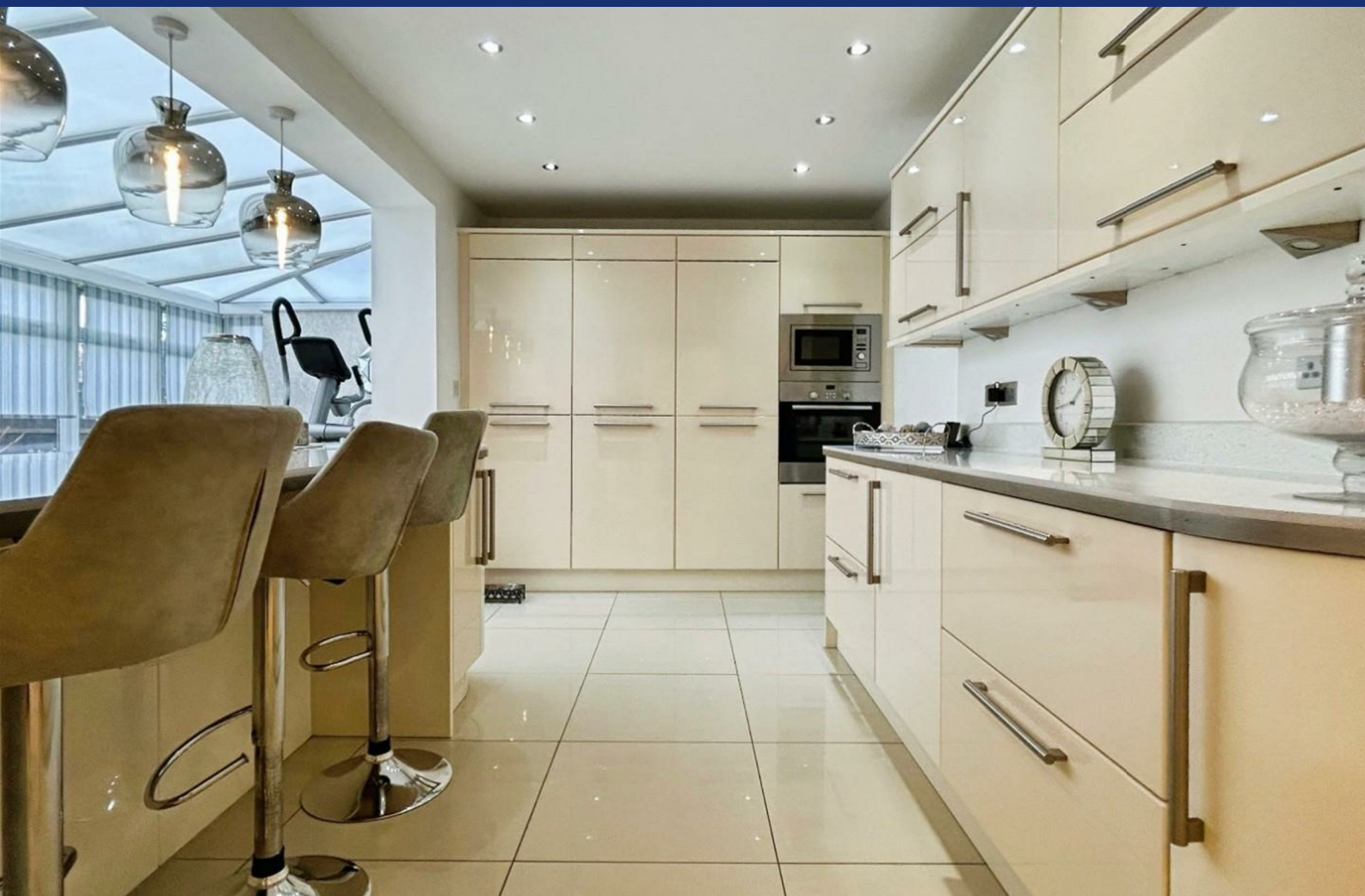
Step outside to discover a beautifully enclosed rear garden, perfect for outdoor relaxation and entertaining. This large garden offers a tranquil retreat, ideal for enjoying sunny afternoons or hosting summer barbecues.

The property also features a driveway, providing off-road parking for your convenience. Its prime location ensures easy commuting, with reputable schools and local amenities just a stone's throw away. This delightful home is an excellent opportunity for those seeking a modern lifestyle in a sought-after neighbourhood. Don't miss the chance to make this lovely property your own.

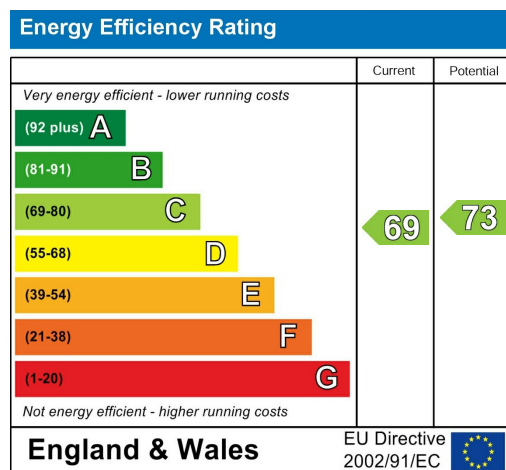
Floorplan







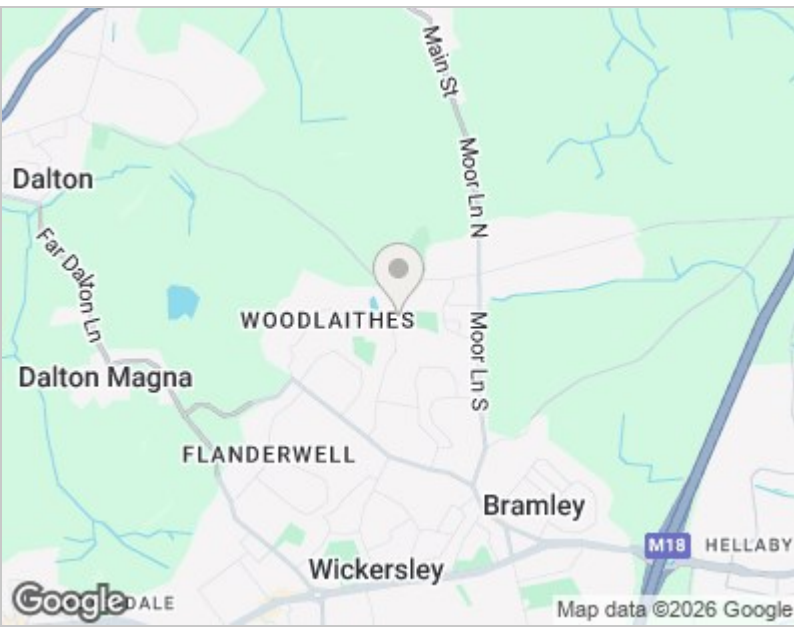
Energy Efficiency Graph



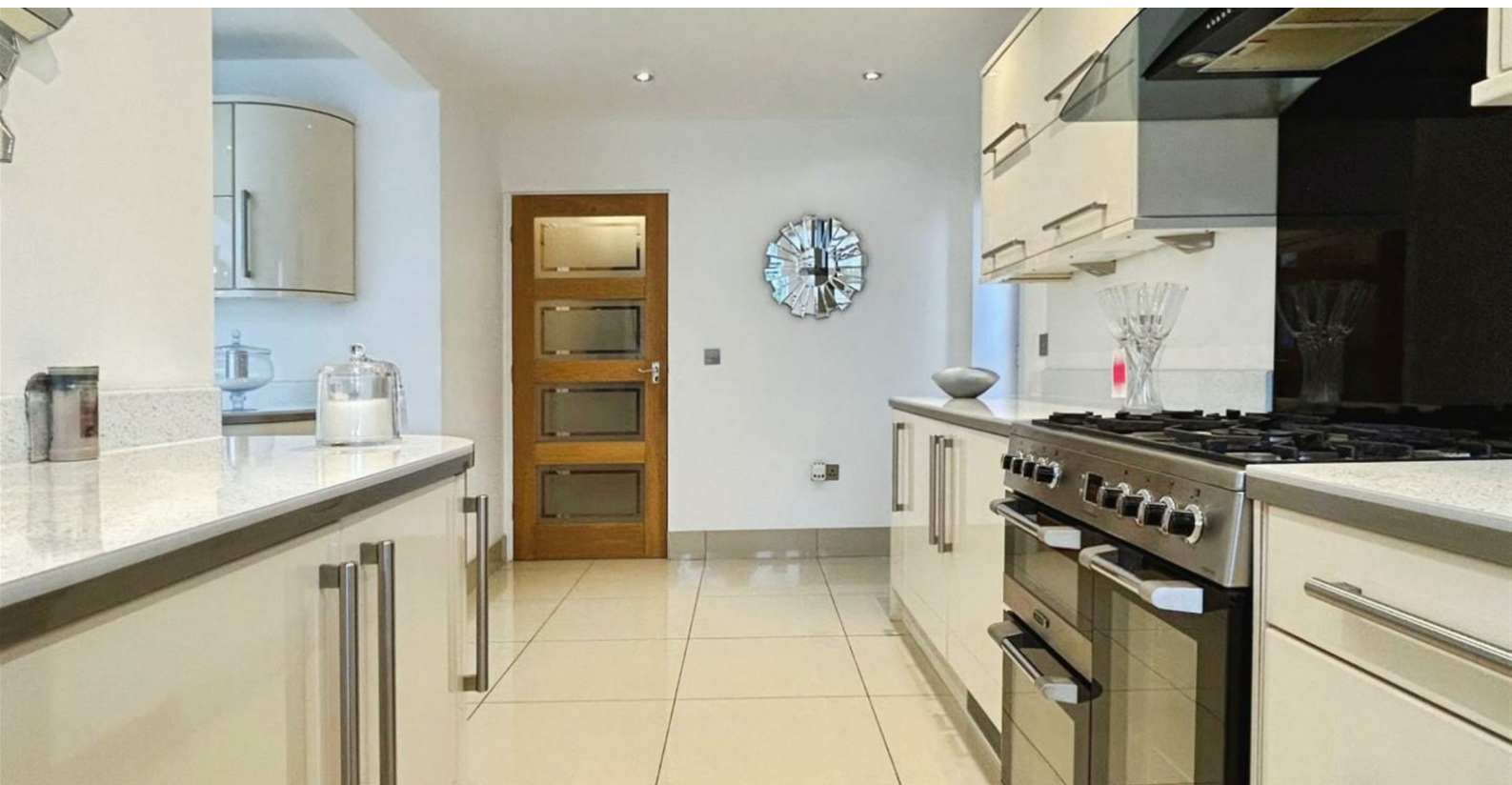
Viewing

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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