



St. Nicolas Road

Rawmarsh, Rotherham, S62 5ER

Guide Price £160,000 - £170,000



- THREE BEDROOM SEMI DETACHED
- OFF ROAD PARKING WITH DRIVE AND GARAGE
- ENCLOSED, WELL MAINTAINED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- EPC RATING D

- NO UPWARD CHAIN, NEW BOILER
- LARGE CORNER PLOT
- GENEROUS DIMENSIONS THROUGHOUT
- GCH / DG
- COUNCIL TAX BAND A

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Nestled on St. Nicolas Road in the charming area of Rawmarsh, Rotherham, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and modern living. Built in 1935, the property has been thoughtfully updated while retaining its character, making it an ideal family home.

Spanning an impressive 1,195 square feet, this residence boasts generous dimensions throughout, providing ample space for relaxation and entertainment. The inviting reception room serves as a warm welcome, leading to a bright and airy conservatory that enhances the living area with natural light. The modern fixtures and fittings throughout the home ensure a contemporary feel, while the boiler, recently installed just a year ago, promises efficiency and reliability.

The property is set on a large corner plot, offering off-road parking with a spacious driveway and a garage, a rare find in this area. The enclosed rear garden is designed for low maintenance, allowing you to enjoy outdoor space without the burden of extensive upkeep. This makes it perfect for families or those who appreciate a more leisurely lifestyle.

Conveniently located close to local amenities, this home provides easy access to shops, schools, and parks, making it an excellent choice for families and professionals alike. With its combination of space, modern comforts, and a prime location, this semi-detached house on St. Nicolas Road is a wonderful opportunity not to be missed.

Entrance Hall

12'8" x 5'11" to 3'49" (3.86m" x 1.80m" to 0.91m")

Through a uPVC front entrance door this opens in to the spacious and welcoming entrance hall, having laminate to floor, open cloak room ideal for coats and shoes with its own decorative circular window to the front, stairs rising to first floor, wall mounted radiator, storage cupboard like something you would find in a Harry Potter film with hidden door opening in to the garage and final internal door opening to the dining room.

Dining Room

12'05" x 11'8" (3.78m" x 3.56m")

Great space to entertain family and friends, the generously sized dining room has ample space to fit a large table, ideal for enjoying those family meals, with laminate to the floor, neutral décor, and wall mounted radiator, open door ways lead both to the living room and kitchen with double doors lead to the conservatory.

Living Room

12'09" to 10'48" x 10'97" (3.89m" to 3.05m" x 3.05m")

A space to enjoy a cosy night in, the living room has uPVC window to the front, wall mounted radiator and media style wall built in to the chimney breast adding a focal point to this space.

Kitchen

8'5" x 7'84" (2.57m" x 2.13m")

The bright and airy kitchen has an array of wall and base units fitted in white providing storage, contrasting work surface over, with stainless steel sink, drainer and mixer tap, space and plumbing for washing machine, integrated double electric oven and gas hob with extractor fan over, splash back tiles to walls as well as tiled floor for easy clean, this room is also home to the combi boiler fitted a year ago, two uPVC windows one to the side and other to the rear finish this space.

Conservatory

13'79" x 11'92" (3.96m" x 3.35m")

The added conservatory is a bonus to any household, providing another room to enjoy and relax in, having two wall mounted radiators and double doors leading out to the garden as well as windows over looking the rear, this really is filled with natural light and gives a space the whole family can use all year round.

Landing

The spacious landing has a decorative uPVC window to the side elevation, over stairs cupboard provides extra storage, access to loft hatch with ladder and loft is fully boarded again providing more storage space or even the opportunity to extend upwards, with all doors then leading to bedrooms and bathroom.

Bedroom One

13'21" x 12'02" to 10'47" (3.96m" x 3.71m" to 3.05m")

The generously sized master bedroom has built in wardrobes, providing that extra storage we all crave, having laminate to floor, wall mounted radiator and uPVC window to the front.

Bedroom Two

12'2" x 9'81" (3.71m" x 2.74m")

Further good sized double bedroom, having neutral décor, laminate to floor, wall mounted radiator and uPVC window to the rear elevation.

Bedroom Three

7'75" x 8'54" (2.13m" x 2.44m")

Roomy third bedroom or great home office, this room has laminate to floor, wall mounted radiator and uPVC window to the front.

Bathroom

6'60" x 9'2" to 7'7" (1.83m" x 2.79m" to 2.31m")

Perfect spot to relax and unwind the family bathroom is tiled for easy clean in serene tones, having four piece suite comprising of low flush WC, pedestal wash hand basin, bath and corner shower with jets, however you choose to relax and freshen up this room offers it all, finished with chrome heated towel rail and frosted uPVC window to the rear.

Exterior

The front of this home oozes kerb appeal, situated on a corner plot has allowed this property to give ample secure off road parking with driveway for two cars and access to attached garage and front entrance door.

To the rear is a fully enclosed low maintenance garden, firstly decked and partly laid with artificial lawn all the family can enjoy, you can gain access via the conservatory which makes this the ideal spot for seating to enjoy the warmer months, wooden pergola gives a shaded area and steps then lead down to a patio and concrete building with wooden door for further storage space.

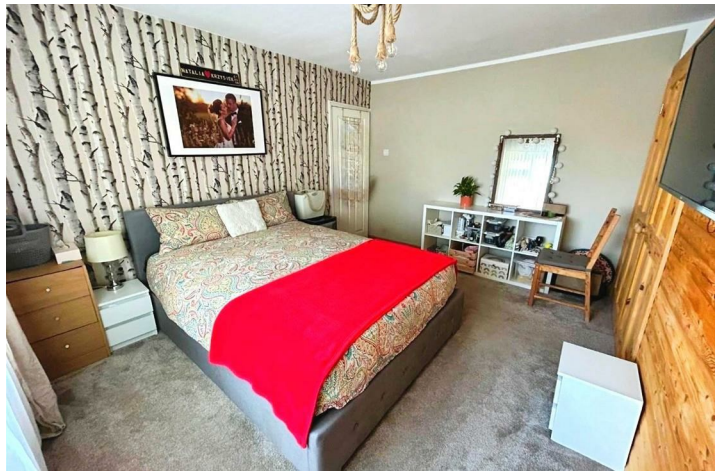
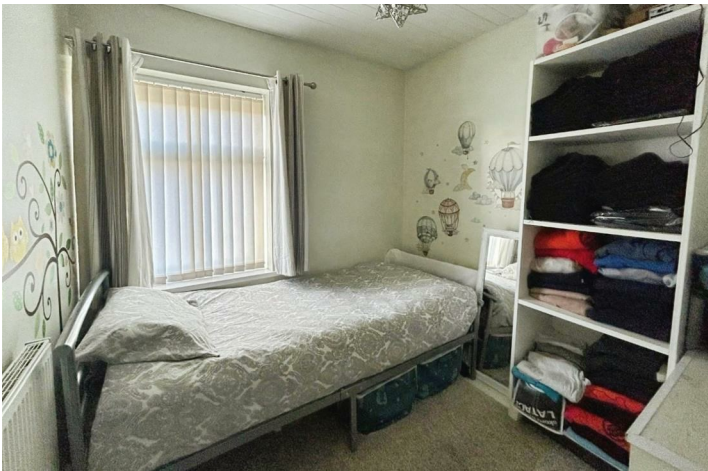
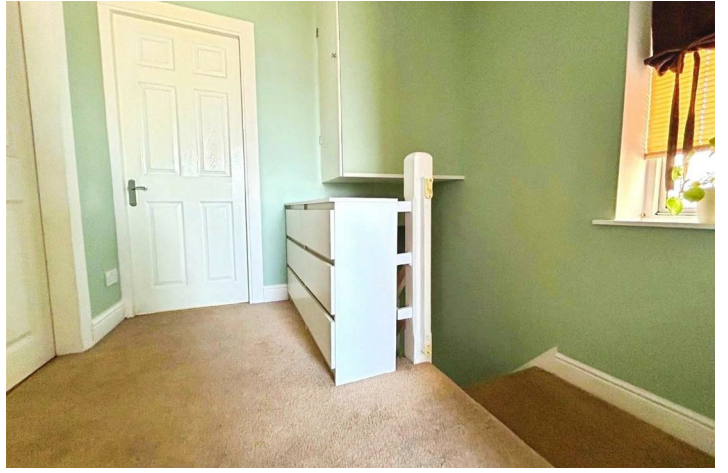
Garage

15'5" x 11'3" to 8'3" (4.70m" x 3.43m" to 2.51m")

The garage is accessed from the front either via an up and over door for parking or through a uPVC door if used for storage, with doors then leading in to the home or out to the back garden, having power and lighting in place.

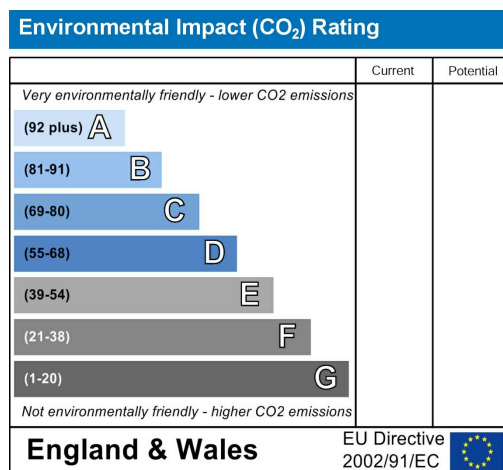
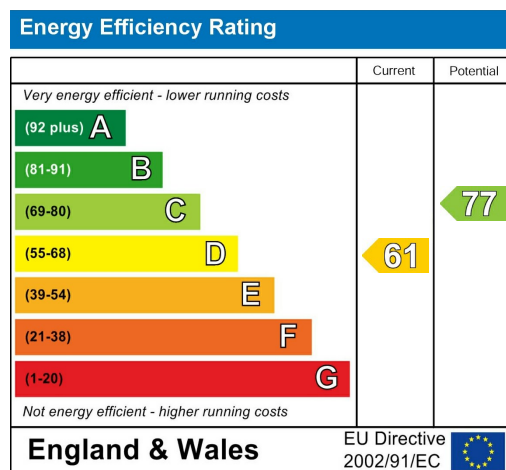
Floorplan







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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