



The Grange

Scholes, Rotherham, S61 2QZ

Guide Price £190,000 - £200,000



- 2 BED SEMI DETACHED
- CONTEMPORARY FIXTURES AND FITTINGS
- PLENTY OF STORAGE OPTIONS
- OFF ROAD PARKING WITH SCOPE TO CREATE MORE
- COUNCIL TAX BAND A
- NO UPWARD CHAIN
- NEUTRAL DECOR
- SIZEABLE SUN DRENCHED GARDEN
- GOOD COMMUTER LOCATION

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GUIDE PRICE £190,000 - £200,000. NO UPWARD CHAIN! Situated on The Grange, a quiet cul-de-sac nestled within a leafy estate in the ever popular village of Scholes, this well presented two bedroom home offers a wonderful opportunity for first time buyers and downsizers alike. With stylish, contemporary interiors throughout and a comprehensive range of integrated appliances already in place, this is a property you can pretty much move straight into and start enjoying from day one.

The accommodation is both practical and well laid out, offering a welcoming porch, a stylish kitchen/diner, a light and airy living room with patio doors opening onto the garden, two good sized bedrooms and a generously sized modern bathroom. Outside, the fully enclosed rear garden provides a lovely private retreat, while a driveway to the front offers off road parking with scope to extend if desired.

The location is equally impressive. Scholes is a highly sought after and well connected village, offering direct road links to both Rotherham and Sheffield, good public bus routes and only minutes from the M1 — making it an ideal base for commuters. A range of local amenities are close to hand, and for those who enjoy the outdoors, a golf course sits directly across the road.

Early viewing is highly recommended to fully appreciate everything this lovely home has to offer.

ENTRANCE PORCH

5'0 x 3'9 (1.52m x 1.14m)

A glazed uPVC door opens into a handy porch — a great addition to the property and an ideal cloakroom area, with a tiled floor making it perfect for muddy wellies or paws. A glazed wooden door leads through into the kitchen.

KITCHEN/DINER

11'08 x 11'03 (3.56m x 3.43m)

A stylish, contemporary kitchen/diner hosting an array of cream gloss wall and base units providing plenty of storage, with contrasting wood effect work surfaces and an inset stainless steel sink and drainer with matching mixer tap. An inset stainless steel gas hob with stainless steel extractor above sits alongside a comprehensive range of integrated appliances including an electric oven, tall fridge/freezer, washing machine and slimline dishwasher. Completed by a housed Combi boiler, wall mounted radiator and front facing uPVC window.

LIVING ROOM

45'11"26'2" x 36'1"26'2" (14'08 x 11'08)

A well presented, light and airy living room drenched in natural light through sliding uPVC patio doors that open directly onto the garden — creating a great social space for summer entertaining. The room is anchored by a sleek white wooden fireplace with marble surround and gas coal effect fire, providing a wonderful focal point and a cosy feel during the winter months. Further comprising aerial point, telephone point, wall mounted radiator and stairs rising to the first floor.

LANDING

Complete with uPVC window and loft hatch leading to a partially boarded loft with light.

BEDROOM 1

36'1"26'2" x 36'1"3'3" (11'08 x 11'01)

An elegant master bedroom hosting a wall of fitted dark wood wardrobes, providing excellent storage space, along with a wall mounted radiator and rear facing uPVC window overlooking the garden.

BEDROOM 2

11'04 x 6'06 (at smallest points) (3.45m x 1.98m (at smallest points))

A good sized room, equally well suited as a single bedroom, nursery or home office, comprising a built-in storage cupboard, telephone point, wall mounted radiator and front facing uPVC window.

BATHROOM

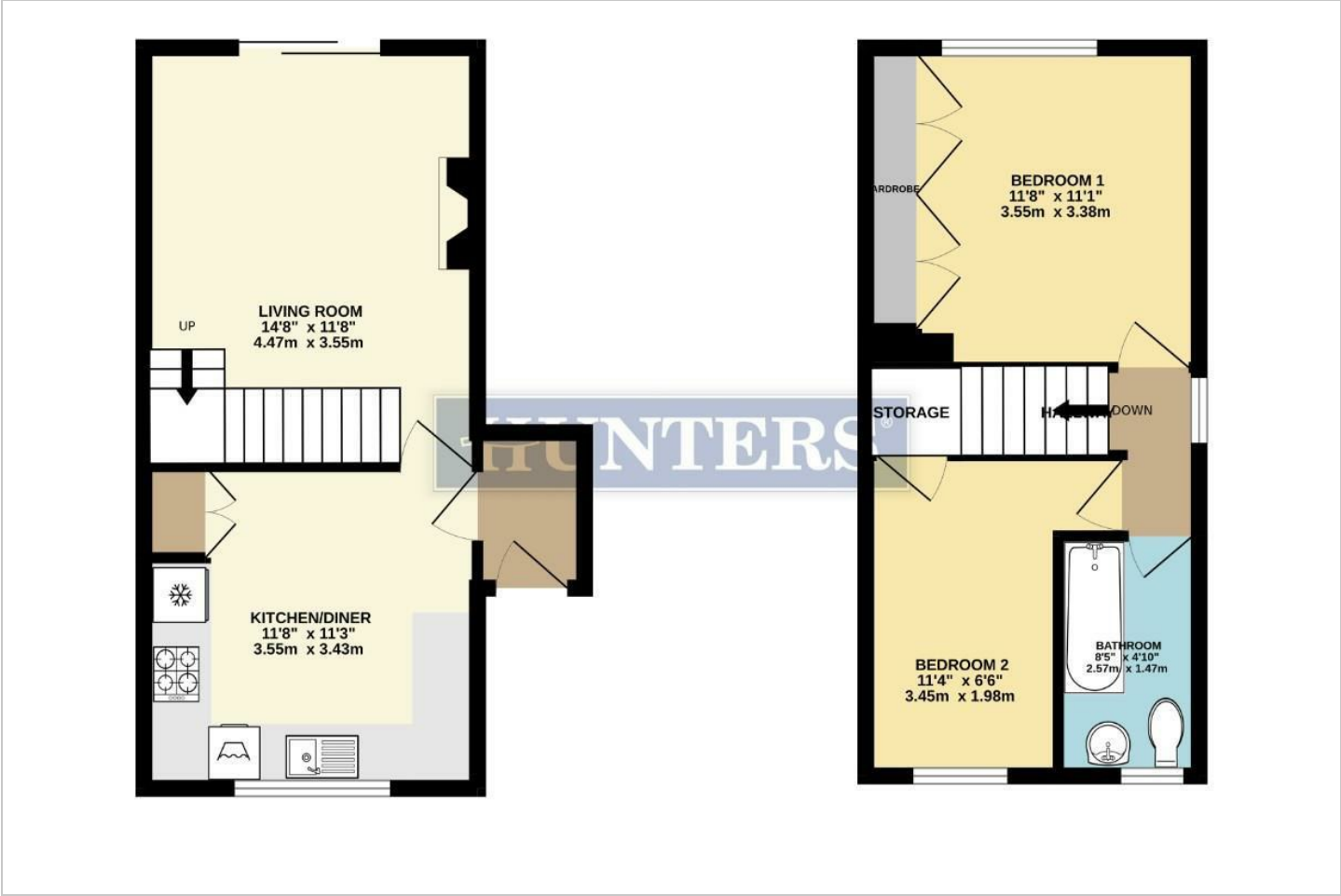
26'2"16'4" x 13'1"32'9" (8'05 x 4'10)

A generously sized modern bathroom, fully tiled in sleek monochrome tones, comprising a bath with shower over, white vanity unit with inset sink and low flush WC, wall mounted chrome heated towel rail, tiled flooring, inset spotlighting and frosted uPVC window.

EXTERIOR

To the rear of the property is a fully enclosed, well maintained and sun-drenched garden, hosting a slabbed patio area perfect for sitting out during the summer months, with the remainder mainly laid to lawn and established borders adding splashes of colour throughout the year. Two sheds provide plenty of outdoor storage. To the front, a neat lawn and driveway provide off road parking, with scope to extend the driveway further if desired.

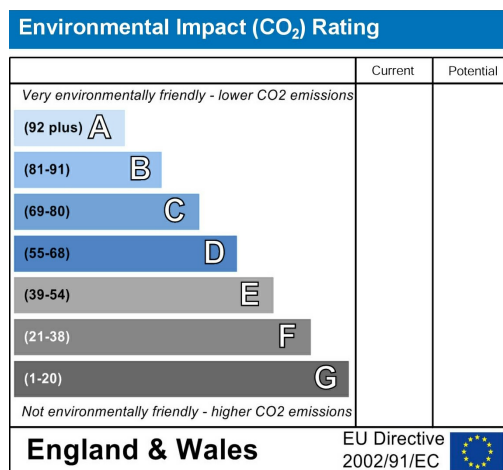
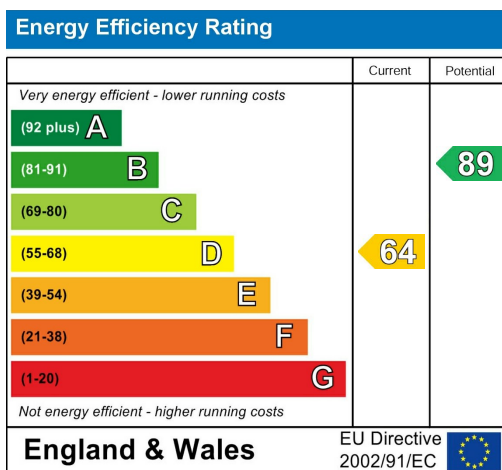
Floorplan







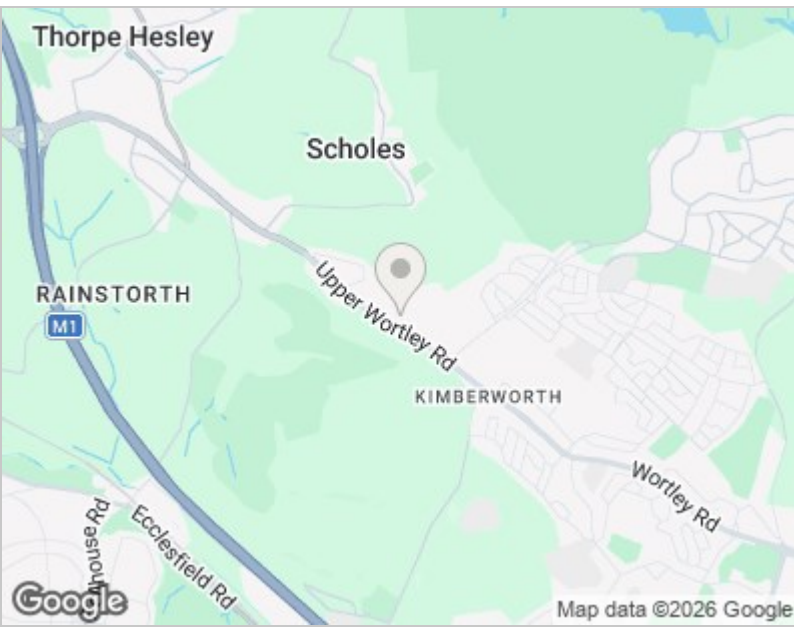
Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 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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