



## Curlew Rise

Thorpe Hesley, Rotherham, S61 2TZ

Guide Price £240,000 - £260,000



- 3 BED DETACHED PROPERTY
- IN NEED OF MODERNISATIONS
- GENEROUS DIMENSIONS
- PLENTY OF OFF ROAD PARKING
- GOOD COMMUTER LOCATION

- NO UPWARD CHAIN
- FLEXIBLE LAYOUT AND SCOPE FOR EXTENSIONS
- SIZEABLE GARDEN
- DETACHED GARAGE
- COUNCIL TAX BAND D

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GUIDE PRICE £240,000 - £260,000. NO UPWARD CHAIN! DON'T MISS OUT ON THIS SIZEABLE 3 BED DETACHED PROPERTY WHERE THE POSSIBILITIES ARE ENDLESS....Located on a quiet estate on the periphery of the picturesque Wentworth estate, minutes away from the M1, close to an array of amenities, surrounded by reputable schools and with direct roads leading to Rotherham, Barnsley and Sheffield. The property boasts a great plot with plenty of room for extensions, the layout can be easily configured to suit your needs, its hosts generous dimensions throughout, a sizeable sun drenched garden, ample off road parking with detached garage and with no upward chain it is ready and waiting for you to put your stamp on it! Briefly comprising entrance hall, downstairs WC, living room, dining room, kitchen, three good sized bedrooms and family bathroom. Must be seen to truly appreciate the potential, the size and the location....book now to avoid disappointment!

## ENTRANCE HALL

Through a glazed uPVC door leads into an impressively sized entrance hall, comprising under stairs cupboard, wall mounted radiator, telephone point and stairs rising to the first floor.

## DOWNSTAIRS WC

A handy addition to any busy household, comprising low flush WC, contemporary rectangular sink on white gloss vanity unit, wall mounted radiator and frosted uPVC window.

## LIVING ROOM

A light and airy living room, hosting a gas fire with stained wooden fireplace giving a great focal point to the room and cosy feel in the wintry month, also comprising wall mounted radiator, aerial point and glazed French doors opening out into the living room, creating a great social space.

## DINING ROOM

A generously sized dining area, with sliding patio doors leading directly out onto the garden, comprising wall mounted radiator and door leading directly into the kitchen.

## KITCHEN

A great galley kitchen hosting an array of dark, solid wood wall and base units providing ample storage space, contrasting cream work surfaces, inset one and a half bowl sink and drainer with chrome mixer tap, free standing gas cooker, integrated dishwasher, under counter space and plumbing for further appliances, wall mounted boiler, two uPVC windows and rear uPVC glazed door.

## LANDING

A roomy landing hosting a large built in storage cupboard, loft hatch, uPVC window and doors leading to all bedrooms and bathroom.

## BEDROOM 1

A large double bedroom boasting a wall of fitted, sliding mirrored wardrobes offering that extra storage space we all crave, wall mounted radiator, aerial point, telephone point and large rear facing window with a lovely countryside view.

## BEDROOM 2

A further good sized double bedroom comprising wall mounted radiator and front facing uPVC window.

## BEDROOM 3

A good single bedroom, nursery or home office, comprising large built in storage cupboard, wall mounted radiator and front facing uPVC window.

## BATHROOM

Fully tiled in cream tones, comprising bath with shower over, white pedestal sink, low flush WC, wall mounted radiator and frosted uPVC window.

## GARAGE

A large detached garage offering extra storage space or secure parking if desired, comprising up and over garage door, uPVC glazed side door, rear uPVC window with lighting and sockets throughout.

## EXTERIOR

The front of the property boasts great kerb appeal with a neat lawn, establish shady tree and a sweeping, upgraded driveway creating off road parking for at least 2 or 3 cars. To the rear of the property is a sun drenched, well landscaped garden, mainly laid to lawn with a sizeable paved patio great for entertaining in the summer months, a further decked patio towards the bottom of the garden allowing you to chase the sun, outdoor shed, well stocked colourful flower beds, outdoor tap, outdoor lighting and outdoor sockets.

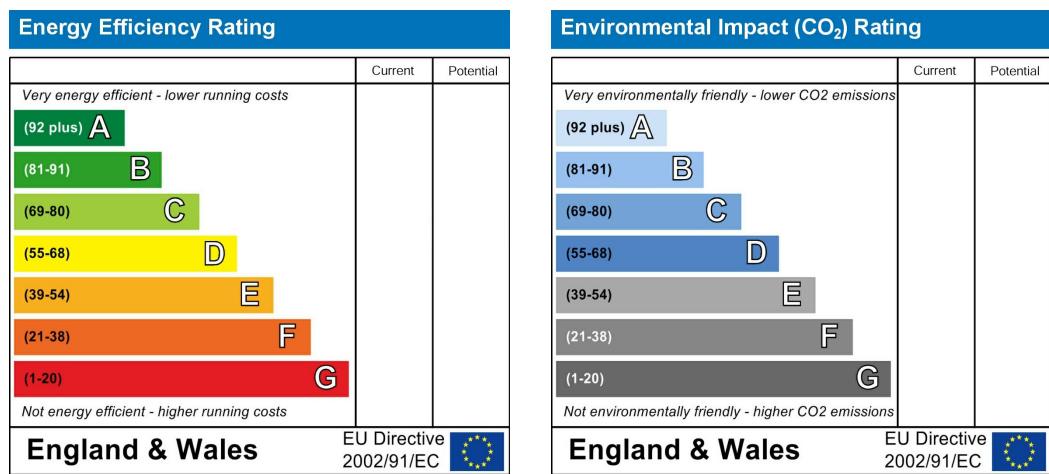
## Floorplan





Tel: 0114 257 8999

## Energy Efficiency Graph



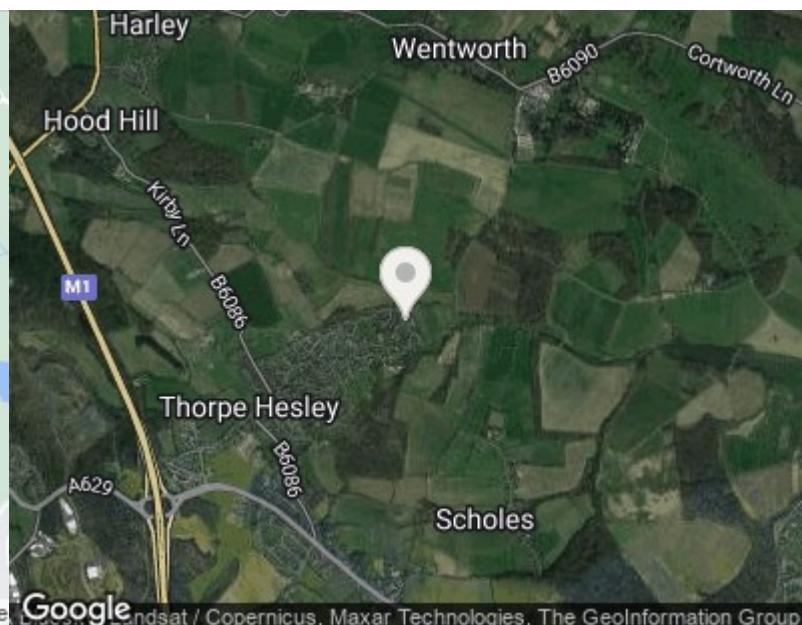
## Viewing

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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