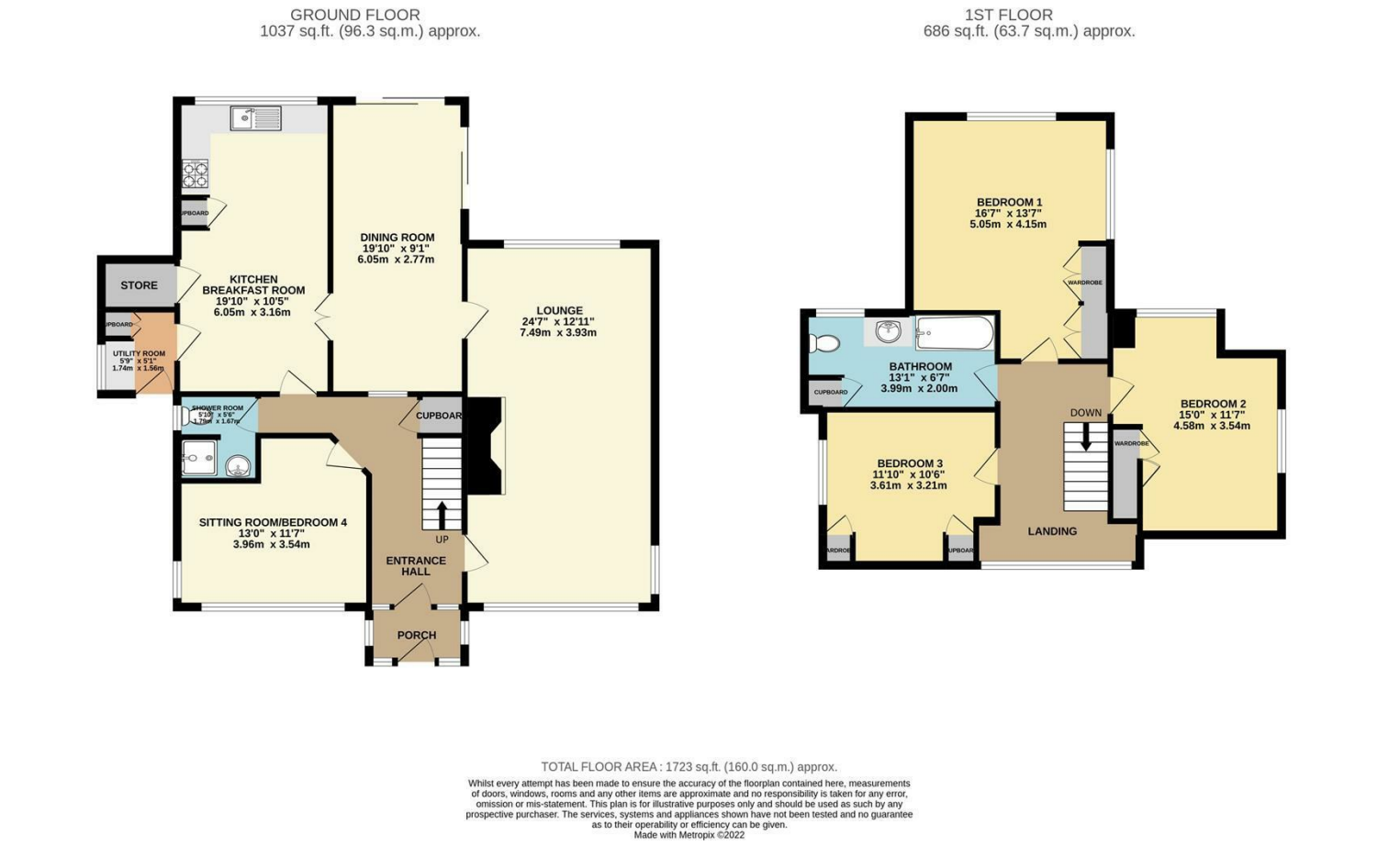




79 Hallam Road, Rotherham, South Yorkshire, S60 3ED

Description
NO UPWARD CHAIN.. ELR are delighted to be able to bring to the open market this 3/4 bedroom detached extended property which is situated within a corner location upon th eever sought after Duke of Norfolk Estate.
The property has only ever been owned by the same family from new since the 1960's & which they have extended to the side & in particular the rear, now creating a kitchen, dining room & Principal bedroom of great size. Due to its corner position, it enjoys a tremendous rear garden with mature trees & shrubbery backing right down to the Whiton crossroads along with Moorgate Road & West Bawtry Road.
Within, is a front storm porch leading to the welcoming hallway & with stairs rising to the 1st floor 3 bedrooms & bathroom. The spacious living room enjoys an abundance of natural light from the 3 windows in particular the front & rear ones overlooking the gardens respectively. There is also a feature log burner fire set within a stone fireplace. Access leads through to the dining room which in turn has patio doors to the rear garden.
The breakfast kitchen is fitted with an array of wall, base & drawer units together with a very useful walk in pantry & utility room. The utility room houses the central heating boiler & with courtesy door to the front driveway & gardens. There is also plumbing for a washer & a sink. There is also a further, very versatile ground floor reception room which could be used for a multitude of purposes no more so than a 4th bedroom as the ground floor WC & Shower is just next door! Alternately this is a great home office or childrens playroom.
To the 1st floor are 3 double bedrooms, all with fitted/built in wardrobes & a vanity wash basin to the Principal bedroom. There are tremendous far reaching views from the Principal bedroom. The family bathroom is fitted with a 3 piece suite along with the airing cupboard & hot water tank.
Fronting the property is a driveway for 3/4 vehicles along with an extended detached garage & lawned garden area with patio. To the rear are the tremendous gardens inc. a 'secret garden'!
The property is ideally located for the commuter within approx. 2 miles from the M1, whilst upon Moorgate Road is the Rotherham Hospital & Thomas Rotherham 6th form College.
ELR recommend an early viewing to avoid missing out.

- A 3/4 bedroom extended detached property
- No upward chain
- Large rear mature lawned garden
- Burglar alarm system
- Ground floor WC inc. shower
- FREEHOLD / TAX BAND E
- All bedrooms of double size
- Great access for M1/Sheffield Parkway
- Fantastic potential within
- Early viewing highly recommended





