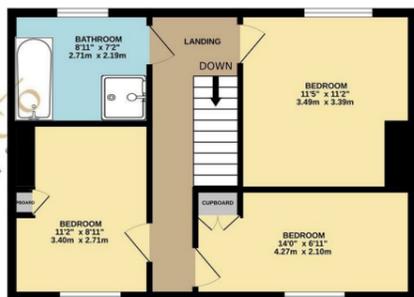


GROUND FLOOR  
466 sq.ft. (43.3 sq.m.) approx.

1ST FLOOR  
462 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA: 928 sq.ft. (86.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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120, Haugh Road, Rotherham, S62 7DT

Offers In The Region Of £165,000

# 120 Haugh Road, Rawmarsh, Rotherham, S62 7DT

## Description

Step into a home filled with history, charm, and endless possibilities. Tucked away on the well-regarded Haugh Road, this deceptively spacious double fronted, three-bedroom mid-terraced property has been lovingly cared for by the same family for generations. Now, it's ready for its next chapter—a fantastic opportunity for buyers to create a home that reflects their own style and personality. With generous living spaces, a sought-after location, and plenty of potential to modernise, this is the perfect chance to transform a well-loved house into your dream home.

From the moment you step inside, you'll be struck by the generous proportions and traditional charm of this well-designed property. The highlight of the ground floor is the full-depth, double-aspect living room, a bright and airy space where natural light pours in from both ends, creating a warm and inviting atmosphere. This impressive room provides plenty of versatility—perfect for cozy nights in, entertaining guests, or simply relaxing with the family.

Adjacent to the living area, the separate dining room offers a dedicated space for mealtimes, whether it's a bustling family breakfast or an elegant dinner party. With its proximity to the kitchen, this room could also lend itself to a potential open-plan redesign for those looking to modernise the layout and enhance the flow of the home.

Upstairs, the home continues to impress with three well-proportioned bedrooms, each offering plenty of space and flexibility. Whether you need a tranquil main bedroom, a comfortable guest room, or a home office, there is ample room to adapt the space to suit your needs. The property would benefit from some general updating, making it a blank canvas for new owners to unleash their creativity and truly make it their own. The house bathroom complements the first floor.

One of the standout features of this home is its prime location. Nestled in a well-established and friendly community, it benefits from a wealth of local amenities right on its doorstep. A selection of shops, supermarkets, cafes, and essential services are all within easy reach, ensuring day-to-day convenience. Families will appreciate the excellent local schools, while those who commute will find great transport links connecting to Rotherham, Sheffield, and beyond.

For those who love the outdoors, this property is just a short distance from the stunning Wentworth Estate, a haven of open countryside, historic parklands, and picturesque walking trails. Whether you enjoy a peaceful weekend stroll, cycling through scenic landscapes, or exploring the area's rich heritage, you'll find plenty to enjoy just minutes from your doorstep.

Beyond its charming interior, this home offers practical benefits that set it apart from other properties in the area. Off-road parking and a detached garage provide secure and convenient storage for vehicles—something that's often hard to come by in this sought-after location. The rear garden offers an outdoor space perfect for relaxation, gardening, or even further development to enhance outdoor living. A downstairs WC accessed externally also offers practical use.

With its larger-than-expected layout, desirable location, and scope for improvement, this property presents a fantastic opportunity to create a truly special home. Whether you're looking for a place to settle down, a home with investment potential, or a rewarding project to bring your vision to life, this charming residence ticks all the boxes.

Opportunities like this don't come along often—a spacious, character-filled home in a fantastic location, ready for new owners to make it their own. We invite you to arrange a viewing and experience the potential of this delightful property for yourself. Don't miss out—your dream home could be just a viewing away!

- Spacious Living Areas – A large double-aspect living room and separate dining room with potential for an open-plan layout.
- Three Generous Bedrooms – Well-sized rooms offering flexibility for families, guests, or a home office.
- Desirable Location – Situated on Haugh Road with easy access to local shops, schools, and transport links.
- Outdoor Appeal – Close to Wentworth Estate's scenic trails and countryside for relaxation and recreation.
- Practical Benefits – Off-road parking, a detached garage, and a rear garden with development potential.

