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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



31, Manor Fields, Rotherham, S61 1PF

Guide Price £240,000

31 Manor Fields, Kimberworth, Rotherham, S61 1PF

Description

Guide Price £240,000 - £250,000

No Upward Chain: An Extended Residence with Endless Potential.

This extended three-bedroom detached house, offered with no upward chain, stands as a testament to nearly six decades of cherished memories with its previous owner. Now, this corner haven eagerly awaits the next couple or family to inscribe their own chapter in its storied history..

A front-facing bow-windowed living room beckons, adorned with a feature fitted fireplace boasting a marble effect back and hearth, complemented by an electric living flame fire. To the rear unfolds an open-plan dining kitchen, where a range of wall, base, and drawer units awaits, accompanied by integrated fridge freezer and a recess for a washing machine. A rear courtesy door provides seamless access to the enchanting rear garden. A notable addition to the property is the ground floor shower room, incorporating a WC.

Ascend to the first floor, where three bedrooms await—two doubles and a single. The family bathroom, an oasis of relaxation, features a three-piece suite with an overhead electric shower in the bath area, adorned by a side screen. Coordinating tiling graces the walls and floor, while a built-in airing cupboard houses the hot water tank.

Fronting the property, a single driveway space leads to the single integral garage. Towering, mature conifers form a natural screen from the road, embracing the property. Lush lawns envelope three sides, while to the rear, a flagged patio area extends to a tranquil seating space at the foot of the garden.

While the property calls for a degree of modernization, its potential is boundless, awaiting the discerning purchaser to transform this residence into their next enchanting home. With timeless charm and a canvas ready for customization, this property stands as an invitation to create a haven where memories will flourish. Don't miss the opportunity to make this your next cherished home.

- A 3 bedroom detached home with ground floor shower room & WC
- No upward chain
- Gardens to 3 sides & rear patio areas
- Open plan kitchen diner to rear elevation
- Single car driveway & single garage
- Situated upon a No Through Road
- Opposite The Drawbridge pub & very close to St. Bedes School
- Great opportunity for the growing family
- Freehold. Council tax band C



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