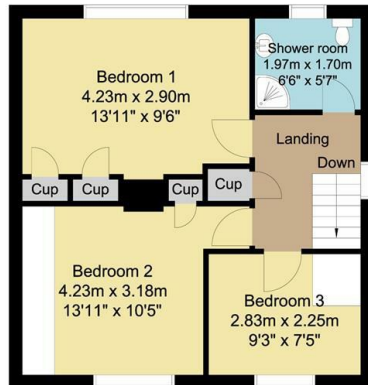


Ground Floor
58 sq m/624.30 sq ft
Approx.

First Floor
42 sq m/452.08 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2025



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**EADON
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ESTD 1840

14, Hall Close Avenue, Rotherham, S60 4AG

Offers In The Region Of £199,950

14 Hall Close Avenue, Whiston,
Rotherham, S60 4AG

Description
Available with no onward chain, this spacious three-bedroom semi-detached home offers an excellent opportunity for families seeking comfort, space, and strong community connections. With generous gardens, practical outbuildings, and a flexible layout, this property is ideally suited to growing families or those looking for a home with potential to personalise.

Located in a quiet and family-friendly neighbourhood, this property enjoys close proximity to several well-regarded schools, making it an ideal choice for parents prioritising education. Within walking distance, you'll find both primary and secondary schools with strong reputations, along with access to local parks and open green spaces, ensuring children have plenty of room to learn and play. The area also benefits from convenient access to local shops, healthcare facilities, and excellent transport links into nearby towns and city centres, offering a perfect blend of suburban calm and urban accessibility.

Stepping through the front entrance, you are welcomed into a bright hallway with useful storage space under the stairs. To the front of the house, the lounge features a wide bay window that floods the room with natural light. A traditional fireplace and original features provide character and warmth, while an open plan design leads into the adjoining dining area — ideal for family meals or entertaining. This space offers a seamless flow and flexibility, which could easily be reconfigured or modernised to suit your tastes.

The kitchen, located to the rear of the property, is well-proportioned and fitted with contemporary units and a large range-style cooker, making it a practical space for busy family life. A side entrance opens into a covered lobby, which connects the kitchen to a useful ground floor WC, a secure storage room, and additional external access — an excellent arrangement for those with hobbies, pets, or simply needing more room for daily living.

Upstairs, the home continues to impress with three bedrooms and a modernised shower room. The two larger double bedrooms benefit from built-in wardrobes and large windows, offering light and space in equal measure. The third bedroom, while more compact, still provides ample space for a child's room, home office, or nursery. The shower room has been updated with neutral tiling and includes a walk-in shower, pedestal basin, and WC — a bright and functional space for the whole family.

Externally, the rear garden is a standout feature, with a generous lawn, colourful flowerbeds, and mature hedging that provides both privacy and charm. Whether you're a keen gardener or just enjoy outdoor relaxation, the space offers fantastic potential. There's ample room for play equipment, outdoor dining, or even a garden studio or extension (subject to planning).

The front of the house offers off-street parking and a tidy lawned area, with scope to enhance the kerb appeal further. The overall plot size and side access also open up opportunities for future extension, should additional space be required.

Overall, this well-positioned home is full of potential and ready for its next chapter. Whether you're a young family looking to settle in a welcoming community with great schools or someone seeking a project with promise, this property delivers on location, layout, and opportunity. Early viewing is highly recommended to appreciate everything it has to offer.

- Situated in a peaceful, family-friendly neighbourhood with great local amenities
- Plenty of scope to modernise, extend, or reconfigure (STPP)
- Three well-proportioned bedrooms with built-in storage options
- Off-street parking and side access with external store and WC
- Walking distance to reputable primary and secondary schools
- Generous rear garden with mature planting, ideal for families or future landscaping

