



44 Rockingham Avenue

Thorpe Hesley, Rotherham, S61 2FD

Guide price £255,000



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Nestled in the charming area of Thorpe Hesley, Rotherham, this modern semi-detached house on Rockingham Avenue offers a delightful blend of contemporary living and comfort. Built in 2022, the property is part of a new development that has quickly become a sought-after location for families and professionals alike.

Upon entering, you are greeted by two spacious reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is thoughtfully designed, providing ample space for relaxation and socialising. The property boasts three well-proportioned bedrooms, ensuring that there is plenty of room for everyone. The two bathrooms, including a convenient downstairs WC, add to the practicality of the home, making it ideal for busy households.

Outside, the property features parking for two vehicles, a valuable asset in this popular area. The surrounding neighbourhood is known for its friendly community and accessibility to local amenities, making it an excellent choice for those seeking a vibrant yet peaceful environment.

This semi-detached house is not just a home; it is a lifestyle choice, offering modern conveniences in a desirable location. Whether you are a first-time buyer or looking to settle down in a welcoming community, this property is sure to impress. Do not miss the opportunity to make this stunning house your new home.

Entrance Hallway

External door into the hallway. Doors into the WC and lounge.

WC

WC and sink. Front facing window.

Lounge

Front facing window. Stairs leading to the first floor and door into the kitchen.

Dining Kitchen

Wall and base units with space for washing machine, dishwasher, oven, hob with extractor fan, fridge freezer and sink with drainer. Rear facing window and patio door leading to the garden. Built in storage cupboard. Space for a dining table and chairs.

First Floor Landing

Doors into the bedrooms and bathrooms. Built in storage cupboard.

Bedroom One

Front facing window. Space for a double bed and wardrobes.

Bedroom Two

Rear facing window. Space for a bed and wardrobes.

Bedroom Three

Front facing window. Space for a bed and wardrobes. Currently set up as an office.

Bathroom

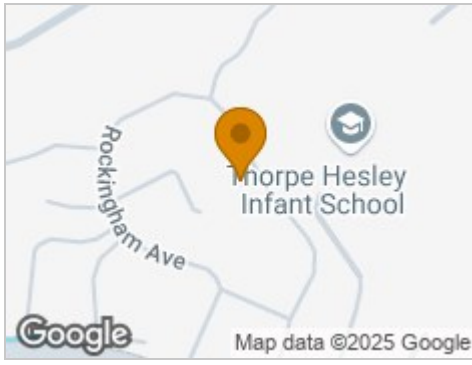
Rear facing window. WC, pedestal sink, bath with shower over.

Exterior

To the front of the property there is a driveway with gates to the rear garden where there is a patio and lawn.



Road Map



Hybrid Map



Terrain Map



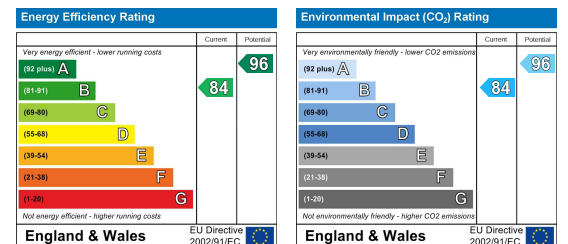
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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