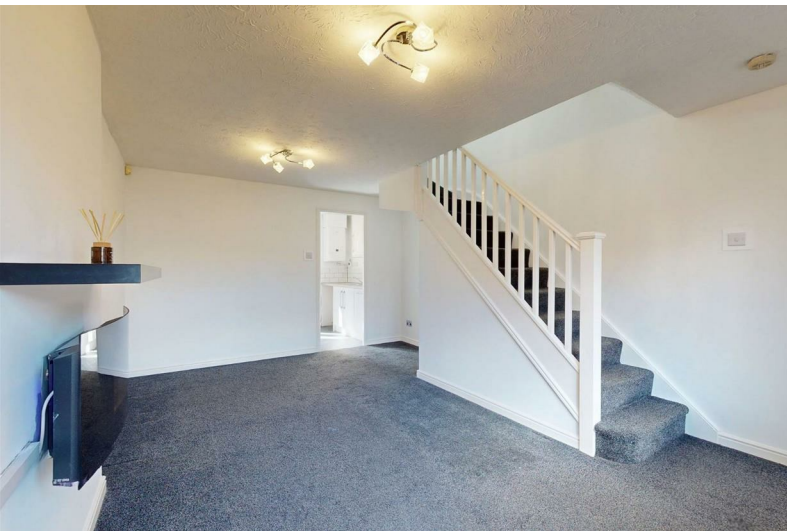




## 18 Hemmingway Close

Treeton, Rotherham, S60 5RY

**Offers over £160,000**





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Nestled in the tranquil cul-de-sac of Hemmingway Close, Rotherham, this charming semi-detached house presents an excellent opportunity for both first-time buyers and those seeking a peaceful retreat. The property boasts two well-proportioned bedrooms, providing ample space for relaxation and rest. The inviting reception room serves as a perfect gathering space, ideal for entertaining guests or enjoying quiet evenings at home.

The house features a modern bathroom, ensuring convenience for daily routines. One of the standout attributes of this property is the driveway, which accommodates parking for two vehicles, a valuable asset in today's busy world. With no onward chain, this home is ready for you to move in without delay, allowing for a smooth transition.

The location is particularly appealing, offering a serene environment while still being within easy reach of local amenities and transport links. Whether you are looking to enjoy the comforts of home or explore the vibrant community of Rotherham, this property is a delightful choice. Don't miss the chance to make this lovely house your new home.

### Entrance Porch

External door into the porch. Space for coats and shoes. Front facing window.

### Lounge

Front facing window. Stairs to the first floor landing. Under the stairs storage cupboard. Door into the kitchen.

### Kitchen

Wall and base units with space for washing machine, fridge freezer, oven, hob with extractor fan and sink with drainer. Patio doors leading to the garden.

### Bathroom

WC, vanity storage sink and bath with shower over. Side facing window.

### Bedroom One

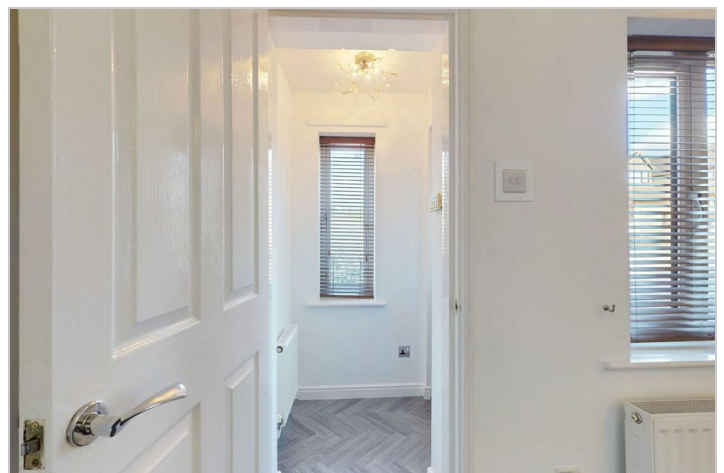
Rear facing window. Space for a double bed and wardrobe.

### Bedroom Two

Front facing window. Space for a bed and wardrobe. Built in storage cupboard.

### Exterior

To the front of the property there is an area with shrubbery and a driveway for two cars. To the rear of the property there is decking and a lawn.



Road Map



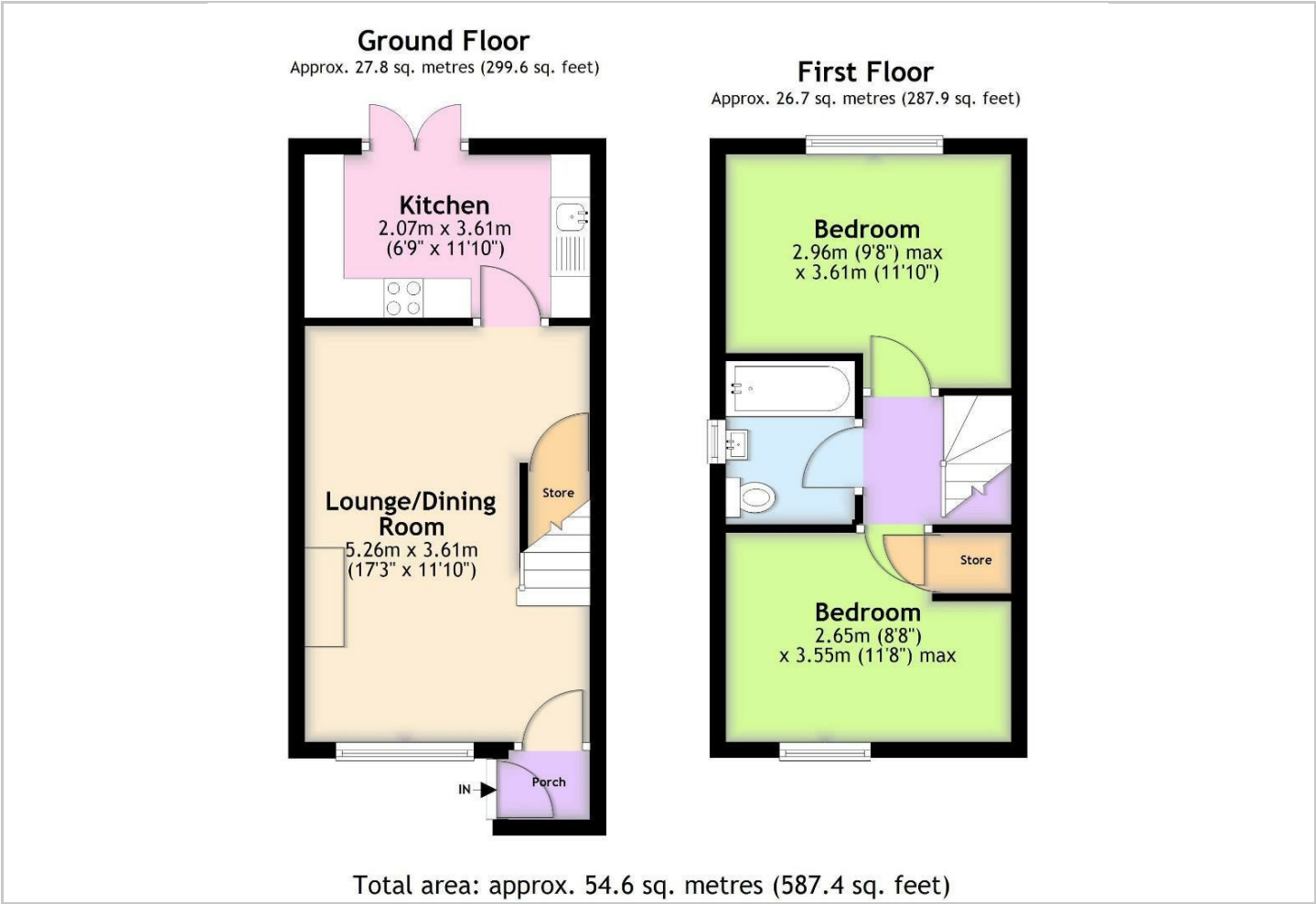
Hybrid Map



Terrain Map



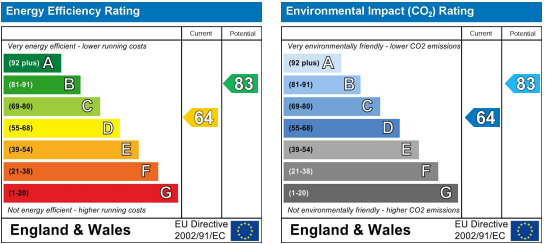
Floor Plan



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



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.