



## 1 PALMERS WAY ROTHERHAM, S66 9NE

£160,000  
FREEHOLD

\*\*\*GUIDE PRICE £160,000-£170,000\*\*\*

For sale is this spacious three-bedroom semi-detached home, ideally located with excellent access to motorway links and within easy reach of Sheffield, Rotherham, Worksop, and Bawtry, along with a range of local shops and amenities. In brief, the property comprises a welcoming kitchen, inner hallway, utility room, and a generously sized living room to the ground floor. To the first floor are three well-proportioned double bedrooms and a modern family bathroom suite. This home offers spacious accommodation throughout and would be ideal for families, first-time buyers, or investors alike.

Kendra  
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# 1 PALMERS WAY

- SEMI-DETACHED • THREE DOUBLE SIZE BEDROOMS • CONVERTED UTILITY ROOM • OFF ROAD PARKING • GENEROUS SIZE LIVING ROOM • IDEAL FOR A FIRST TIME BUYER • CLOSE TO SHOPS AND AMENITIES • SOLAR PANELS FITTED TO THE PROPERTY • \*\*\*\*GUIDE PRICE £160,000-£170,000\*\*\*\* • SOUTH FACING REAR GARDEN



## KITCHEN

A well-presented kitchen fitted with a range of wall and base units incorporating an electric hob with oven beneath. There is a stainless steel sink with drainer, plumbing for a dishwasher, tiled splashbacks, multiple power points, tiled flooring, and a central heating radiator. A front-facing double-glazed window and a front-facing PVC door provide natural light and access.

## UTILITY ROOM

Converted from part of the garage, this practical utility room comprises base and wall units, plumbing for a washing machine, power points, shelving, and lighting.

## INNER HALLWAY

With stairs leading to the first-floor accommodation. There is a useful under-stairs storage cupboard.

## LIVING/DINING ROOM

A generously sized living and dining space featuring a wall-mounted electric fire, TV point, power points, and two central heating radiators. Rear-facing patio doors open onto the garden, with ample space for a family dining table.

## FIRST FLOOR LANDING

With a side-facing double-glazed window, loft access, built-in airing cupboard, and power points.

## BEDROOM ONE

A spacious principal bedroom with a front-facing double-glazed window, fitted wardrobes with mirrored sliding doors, central heating radiator, and power points.

## BEDROOM TWO

A well-proportioned bedroom with a rear-facing double-glazed window, central heating radiator, and power points.

## BEDROOM THREE

Featuring a rear-facing double-glazed window, central heating radiator, and power points.

## BATHROOM

A modern four-piece suite comprising a panel bath with shower attachment, corner shower enclosure with electric shower, vanity wash hand basin, low-flush WC, and chrome heated towel radiator. There is also a front-facing double-glazed obscure window and extractor fan.

## EXTERNAL

To the front, the property benefits from a driveway providing parking for two cars, gated access to the side leading to the rear garden, and access to the garage. Further to the rear, the garden offers both decking and lawn areas, ideal for entertaining and is fully enclosed with fencing.

## GARAGE

With an up-and-over door, the garage has been partly converted, providing additional storage space.

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## ADDITIONAL INFORMATION

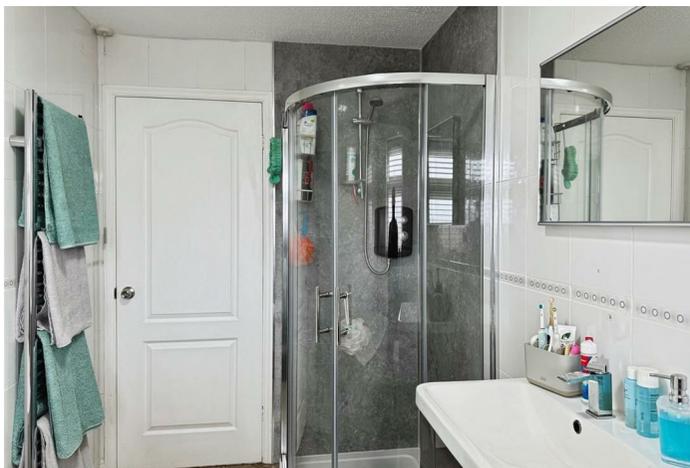
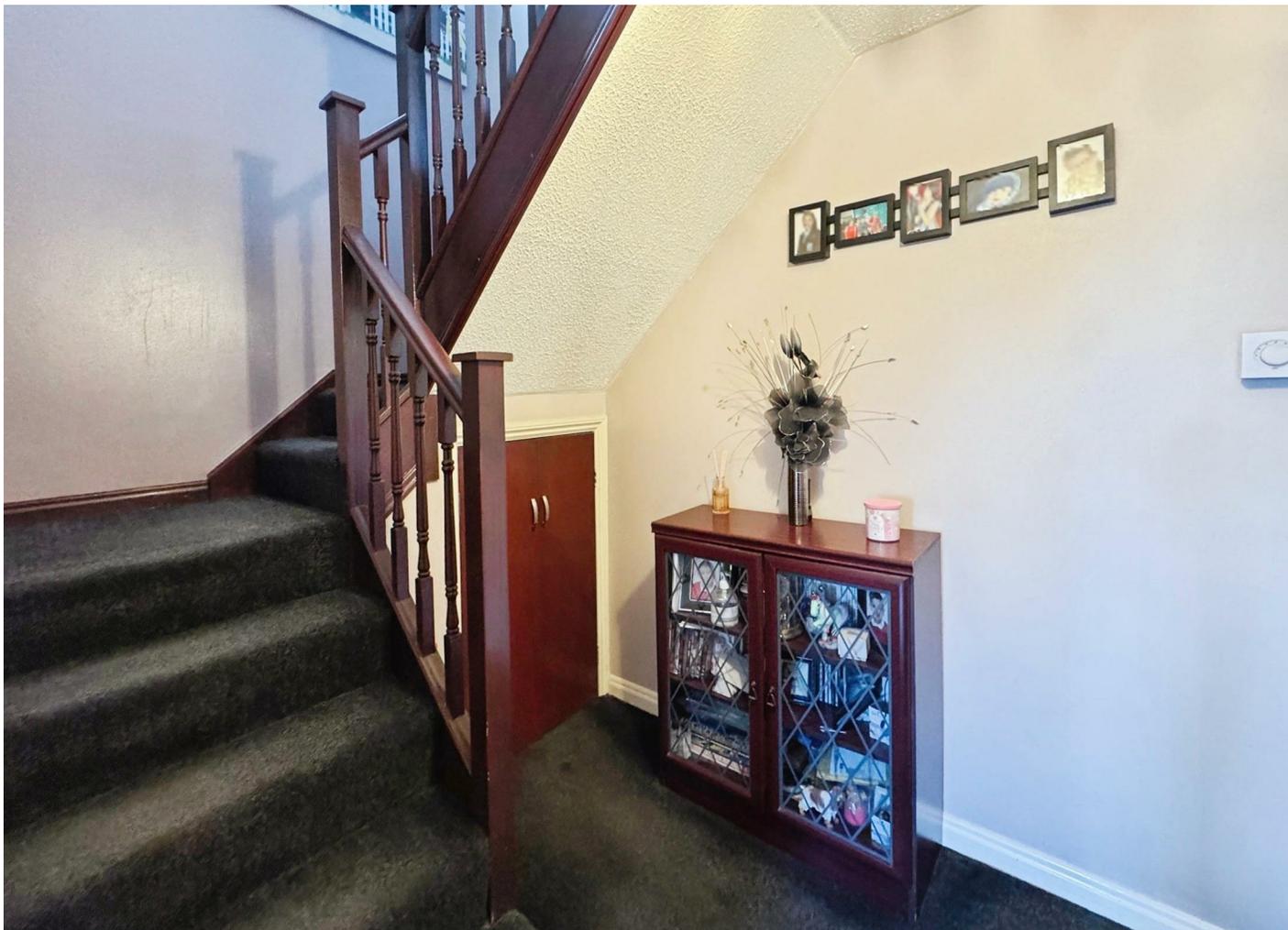
**Local Authority** – rotherham

**Council Tax** – Band B

**Viewings** – By Appointment Only

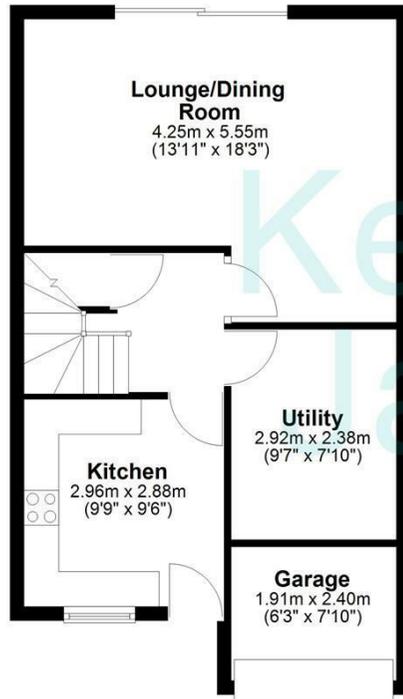
**Floor Area** – 1030.00 sq ft

**Tenure** – Freehold



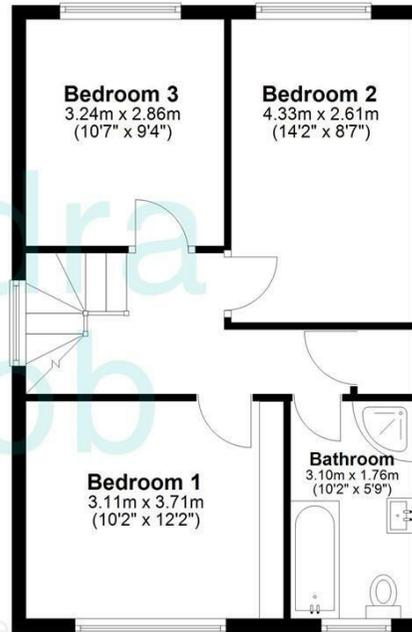
### Ground Floor

Approx. 48.0 sq. metres (517.0 sq. feet)



### First Floor

Approx. 47.7 sq. metres (512.9 sq. feet)



Total area: approx. 95.7 sq. metres (1030.0 sq. feet)

The floorplans provided are for illustrative purposes only and may not represent the exact scale, dimensions, or specifications of the property. Measurements are approximate and should not be relied upon for any legal or financial decisions. It is the responsibility of the buyer, tenant, or their representatives to verify the accuracy of the details provided herein. For exact measurements, professional advice, or any other clarifications, please consult a licensed surveyor or property expert.

Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	78	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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