



25 Marlowe Road

, Rotherham, S65 2JQ

Guide price £187,050

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Nestled on the charming Marlowe Road in Rotherham, this delightful semi-detached house, built in 1936, offers a perfect blend of character and modern living. With three well-proportioned bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The heart of the home is complemented by a conservatory, which invites natural light and offers a serene space to enjoy the garden views throughout the seasons. The two bathrooms, including a convenient downstairs WC, ensure that morning routines run smoothly for all occupants.

For those with vehicles, the property features a driveway that accommodates two cars, along with a double tandem garage that includes a workshop area, perfect for DIY enthusiasts or additional storage needs. The parking space for three vehicles in total adds to the convenience of this lovely home.

Set in a desirable location, this property is not only a comfortable residence but also a wonderful opportunity to create lasting memories. With its blend of traditional charm and practical features, this semi-detached house on Marlowe Road is a must-see for anyone looking to settle in Rotherham.

Entrance Hallway

External door into the hallway. Stairs to the first floor landing and door into the lounge.

Lounge

Front facing window. Feature fireplace with space for a fire. Door into the kitchen. Built in storage cupboard.

Kitchen

Wall and base units with space for fridge freezer, washing machine, oven, hob with extractor fan and sink with drainer. Door into WC and conservatory.

WC

WC and sink.

Sun Room

Another reception room with access via external doors onto the garden.

Bedroom One

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

Bedroom Two

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

Bedroom Three

Rear facing window. Space for a bed and wardrobe.

Bathroom

Front facing window. WC, pedestal sink and bath with shower over.

Garage

Electric roller door. Power and lighting. Sectioned into two for a storage workshop room at the back.

Exterior

To the front of the property there is a lawn and path to the front door with fencing. The driveway for two cars leads to the garage. To the rear of the property there is a lawn and patio.

ANTI-MONEY LAUNDERING (AML) & IDENTIFICATION CHECK

In accordance with current Anti-Money Laundering Regulations, all purchasers whose offer is accepted on a property marketed by JPM Estate Agents Ltd will be required to complete an identification check and provide information relating to their source and proof of funds.

These checks are a legal requirement and must be completed before a sales memorandum can be issued. JPM Estate Agents Ltd uses a specialist third-party verification service to assist with completing these checks and verifying the information provided.

The cost of the required checks is £30 per person and must be paid in advance once an offer has been agreed and before the sales memorandum is issued. This fee is non-refundable.

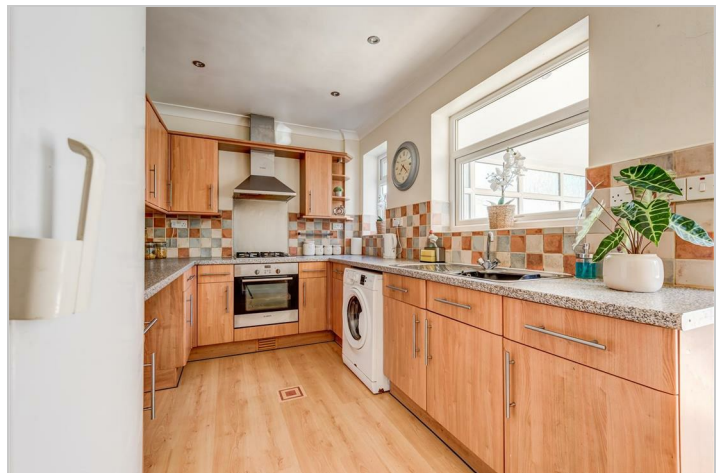
DISCLAIMER

JPM Estate Agents Ltd makes every reasonable effort to ensure that the information provided in our property particulars is accurate and up to date. However, the details have been supplied by the seller and are intended as a general guide only.

JPM Estate Agents Ltd cannot accept responsibility for any errors, omissions or inaccuracies within the particulars, and the information should not be relied upon as a statement or representation of fact. Measurements, descriptions, photographs and other information are provided for guidance and may be subject to change.

Prospective purchasers should satisfy themselves as to the accuracy of all information and make their own enquiries and investigations before proceeding with a purchase. Your appointed conveyancer is responsible for ensuring that the legal documentation and purchase contract adequately protects your interests.

If you identify any information within the particulars that you believe to be incorrect, please notify JPM Estate Agents Ltd so that we can raise this with the seller.



Road Map



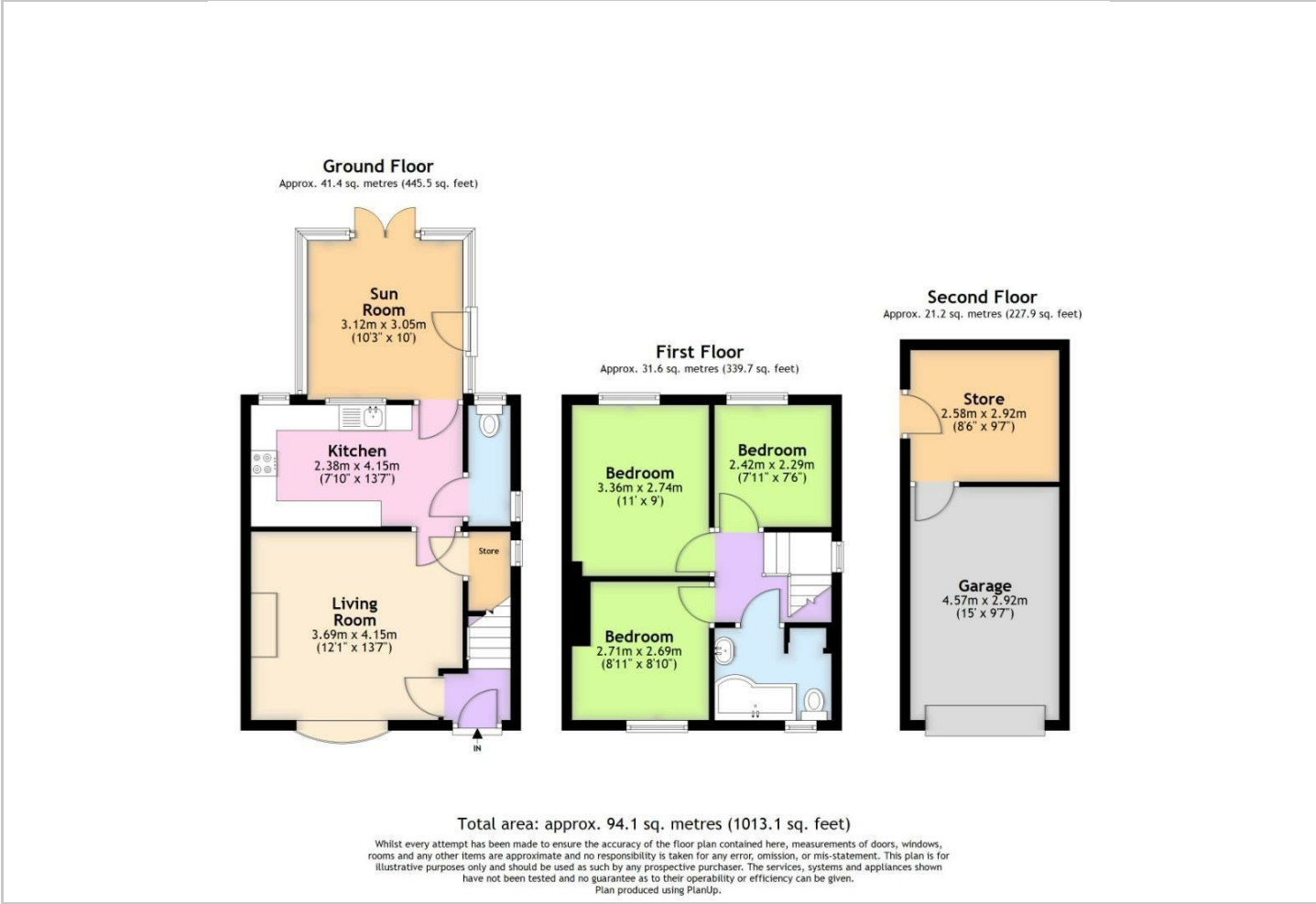
Hybrid Map



Terrain Map



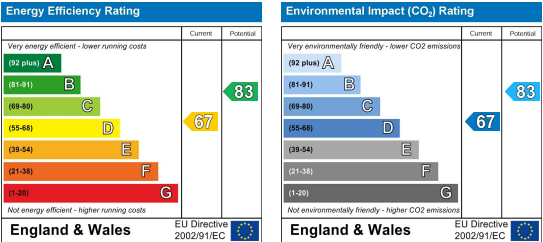
Floor Plan



Viewing

Please contact our JPM Estate Agents Ltd 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 firm's employment has the authority to make or give any representation or warranty in respect of the property.