FOR SALE









Millfold Rise, Rotherham
Guide Price £155,000

MARTIN&CO







Millfold Rise, Rotherham

2 Bedrooms, 2 Bathroom

Guide Price £155,000

- **Mid townhouse**
- **Two bedrooms**
- **Ensuite**
- **Family bathroom**
- **Balcony**

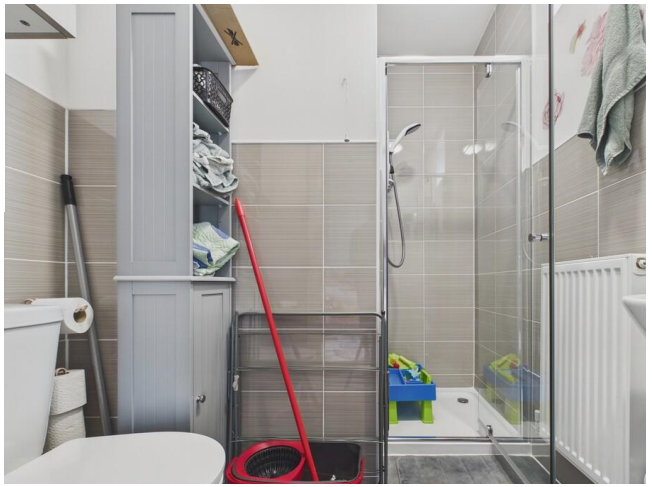
GUIDE PRICE £155,000 - £165,000. Situated on a recently constructed residential development within easy reach of Rotherham town centre, this modern three storey townhouse offers well-planned accommodation across three floors. With two double bedrooms, an open plan living and dining kitchen, two bathrooms, a ground floor WC, a private balcony and allocated parking, the property offers a practical layout suited to a range of purchasers, including first-time buyers, professionals and those looking for a low-maintenance home.

Millfold Rise is conveniently positioned for access to Rotherham town centre, where a range of shops, supermarkets, restaurants and everyday amenities can be found. The town centre includes Tesco Extra and a variety of independent and national retailers, while Parkgate Shopping provides further retail options a short journey away. Rotherham Central railway station and the town's tram-train connections offer services towards Sheffield and the wider South Yorkshire area. Road connections include the nearby A630, providing access towards the M1 motorway, Meadowhall and surrounding towns. The location is also convenient for local schools, healthcare facilities and public transport routes, making it a practical base for commuting and day-to-day living. Constructed in 2022 the property has 6 years remaining of the NHBC

waranty.
The property is approached via a patio-style forecourt, providing an outdoor space to the front of the house. An allocated parking space is also included, offering the convenience of designated off-road parking.
Entering the property, the entrance hallway provides access to the ground floor accommodation, with a staircase rising to the first floor. The ground floor has been designed around an open plan living arrangement, combining the lounge, dining area and kitchen into one sociable space.
The lounge area provides room for comfortable seating and everyday relaxation, while the adjoining dining area allows space for a table and chairs. The open plan arrangement makes good use of the available floor space and provides flexibility for different furniture layouts, whether for everyday living or entertaining family and friends.
The kitchen is fitted with a range of wall and base units, providing cupboard storage and worktop space for food preparation. Integrated cooking appliances include an oven, hob and extractor, with additional space for further appliances. The kitchen forms part of the main living area, keeping cooking, dining and relaxation connected without the need for separate rooms.
Completing the ground floor accommodation is a convenient downstairs WC, fitted with a white two-piece suite. This is a useful addition to the property, particularly when entertaining visitors, and reduces the need to access the bathrooms on the upper floors.
A staircase from the entrance hallway leads to the first floor landing, which provides access to the second bedroom and its adjoining facilities.
Bedroom two is a double room offering space for bedroom furniture and the flexibility to accommodate different requirements. It could be used as a main bedroom, guest bedroom or a combination of sleeping accommodation and home working space, depending on individual needs.
A particular feature of this room is the direct access to a well sized private balcony. This provides an additional outdoor area away from the ground floor and offers somewhere to sit outside during the warmer







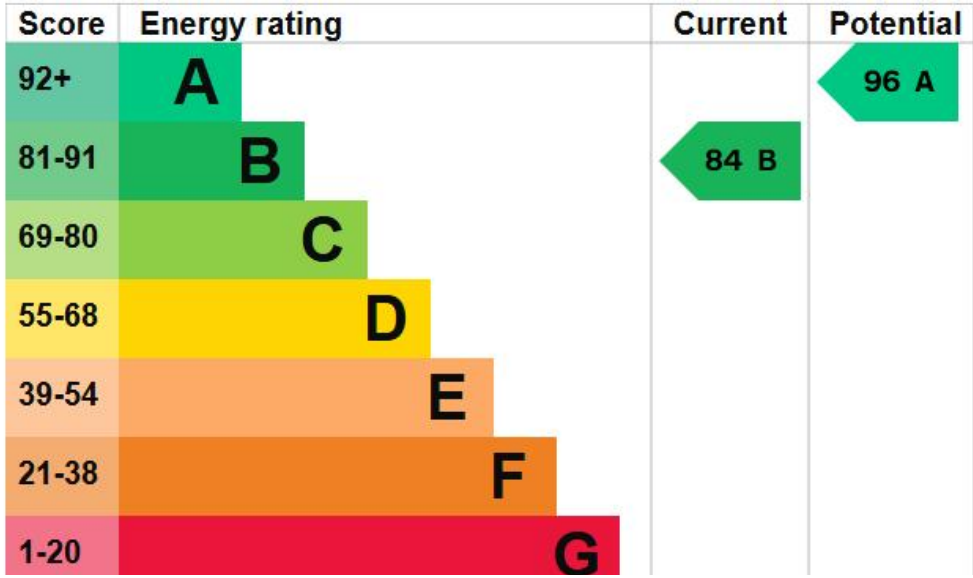


months. The balcony is a useful feature for a property of this style, adding another dimension to the living accommodation.
The first floor bedroom also benefits from an en suite shower room, fitted with a white three-piece suite. Having a dedicated shower room on this level provides additional convenience and allows the two bedrooms to benefit from separate bathroom facilities.
Stairs continue from the first floor landing to the second floor, where the principal bedroom and family bathroom are located.
The principal bedroom occupies the upper floor of the property, creating a degree of separation from the main living accommodation below. This double bedroom offers space for bedroom furniture and provides a more private sleeping area within the house. Its position on the top floor also makes it suitable for purchasers who prefer their main bedroom to be separate from guest accommodation or a home office.
Also situated on the second floor is the family bathroom, fitted with a white three-piece suite. Together with the first floor en suite and ground floor WC, the arrangement of facilities across all three levels is a practical feature of the property, particularly for households with different daily routines.
Externally, the property benefits from a patio-style forecourt to the front, providing an area that can be maintained without the upkeep associated with a larger garden. The first floor balcony offers further outdoor space, while the allocated parking space is another useful addition, particularly given the property's convenient position for the town centre.
The three storey arrangement makes effective use of the accommodation, with the main living space occupying the ground floor and a double bedroom and bathroom located on each of the upper floors. This layout offers flexibility for couples, individuals sharing a home, or those requiring a separate room for guests or working from home.
With its modern development setting, two double bedrooms, open plan living accommodation, private balcony and allocated parking, Millfold Rise provides a well-balanced home in a location that combines access to Rotherham town centre with convenient transport connections. An internal viewing is recommended to appreciate the layout and accommodation available and from the upper floors there are far reaching views.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the ground floor and front facing entrance door.

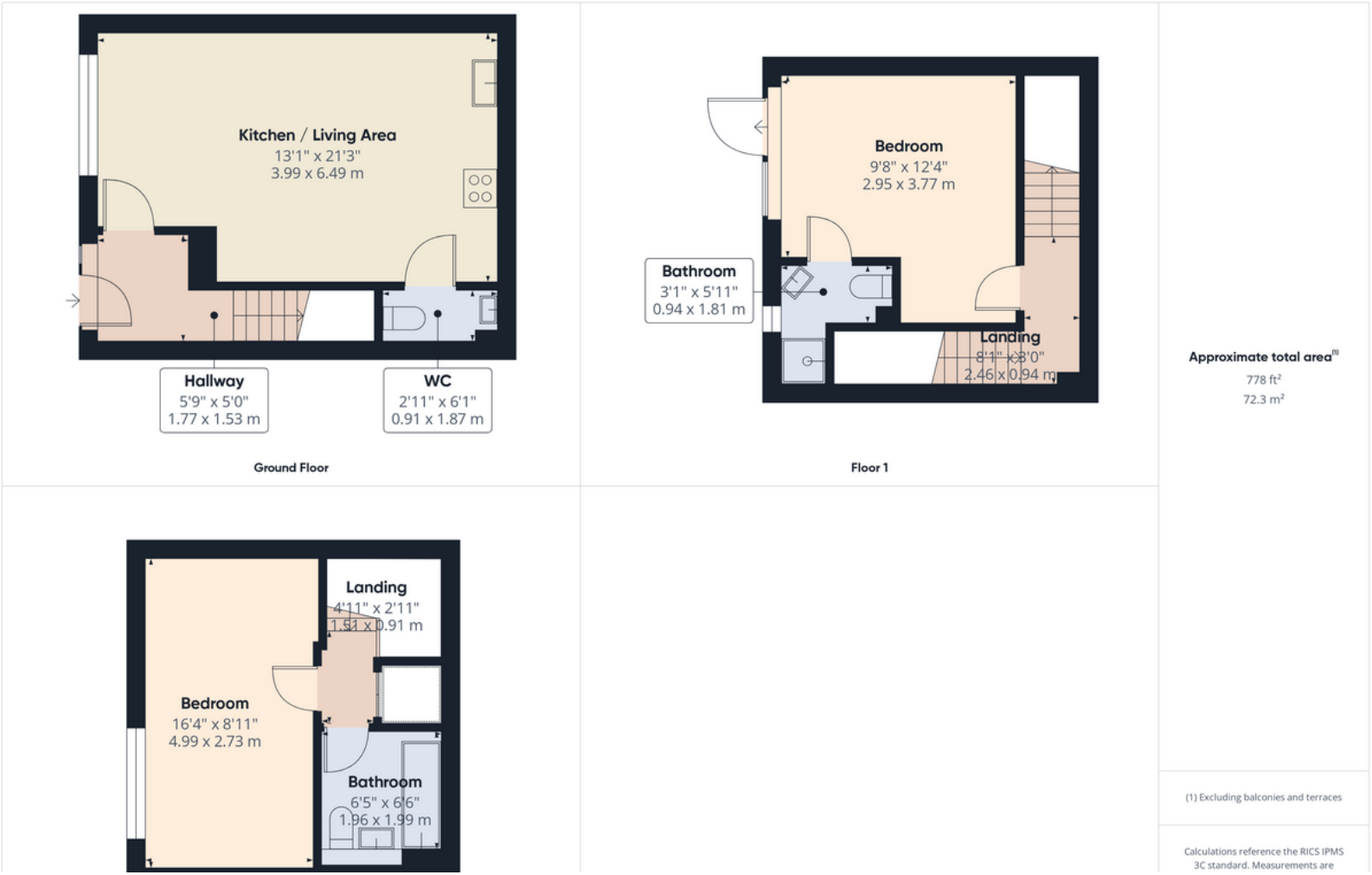
OPEN PLAN LOUNGE / DINING / KITCHEN A generously proportioned reception room with laminate floor and front facing picture window. The living area has ample room for a larger style sofa and dining table. Kitchen is fitted with a range of wall and base units finished in a high gloss effect. Wall units include extractor hood and down lights to the ceiling. Base units include a single bowl sink, hob, oven, plumbing for washing machine, dishwasher and space for fridge freezer. There is also a useful under stairs storage





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