

FOR SALE



Beechfern Close, High Green
Guide Price £175,000

MARTIN&CO



Beechfern Close, High Green

1 Bedroom, 1 Bathroom

Guide Price £175,000

- End townhouse
- Conservatory
- Drive and garage
- One bedroom
- Cul de sac

GUIDE PRICE £175,000 - £185,000. Tucked away in a quiet cul-de-sac, this well-presented home offers a practical and comfortable living space with excellent access to local amenities and major transport links. With the M1 motorway, Dearne Valley Parkway, and Stocksbridge Bypass all within easy reach, commuting is made simple, while nearby public transport connections provide added convenience. High Green itself has a good selection of shops, cafes, and everyday essentials, with a larger range of retail options available in Chapeltown, just a short drive away. Supermarkets including Asda and Morrisons are also close by, making weekly shopping trips straightforward.

Stepping into the property, there is a useful entrance hall with two built-in storage cupboards, ideal for keeping everyday items neatly out of sight. The kitchen is fitted with a range of white wall and base units, providing ample storage and workspace, and includes an integrated oven, hob, and extractor hood. The lounge is a comfortable space, featuring a spindled staircase leading to the first floor and a feature electric fire adding a focal point to the room. Patio doors open from the lounge into the conservatory, which provides an additional living area and enjoys views over the rear garden. French doors from the conservatory open onto the garden, making it

easy to enjoy outdoor space in the warmer months. Upstairs, the first-floor landing has a spindled balustrade, adding a stylish touch to the layout. The bedroom is a generous size and benefits from fitted wardrobes along one wall, offering excellent storage without compromising floor space. The shower room is fitted with a white three-piece suite, providing a clean and modern space.

Externally, the property has a driveway offering off-road parking, leading to a single garage. The front garden is a rockery-style space, while a gated side entrance leads to the rear garden. Designed for low maintenance, the rear garden includes a paved patio area, raised sleeper borders, and decorative pebbled sections, creating an attractive outdoor space without requiring extensive upkeep.

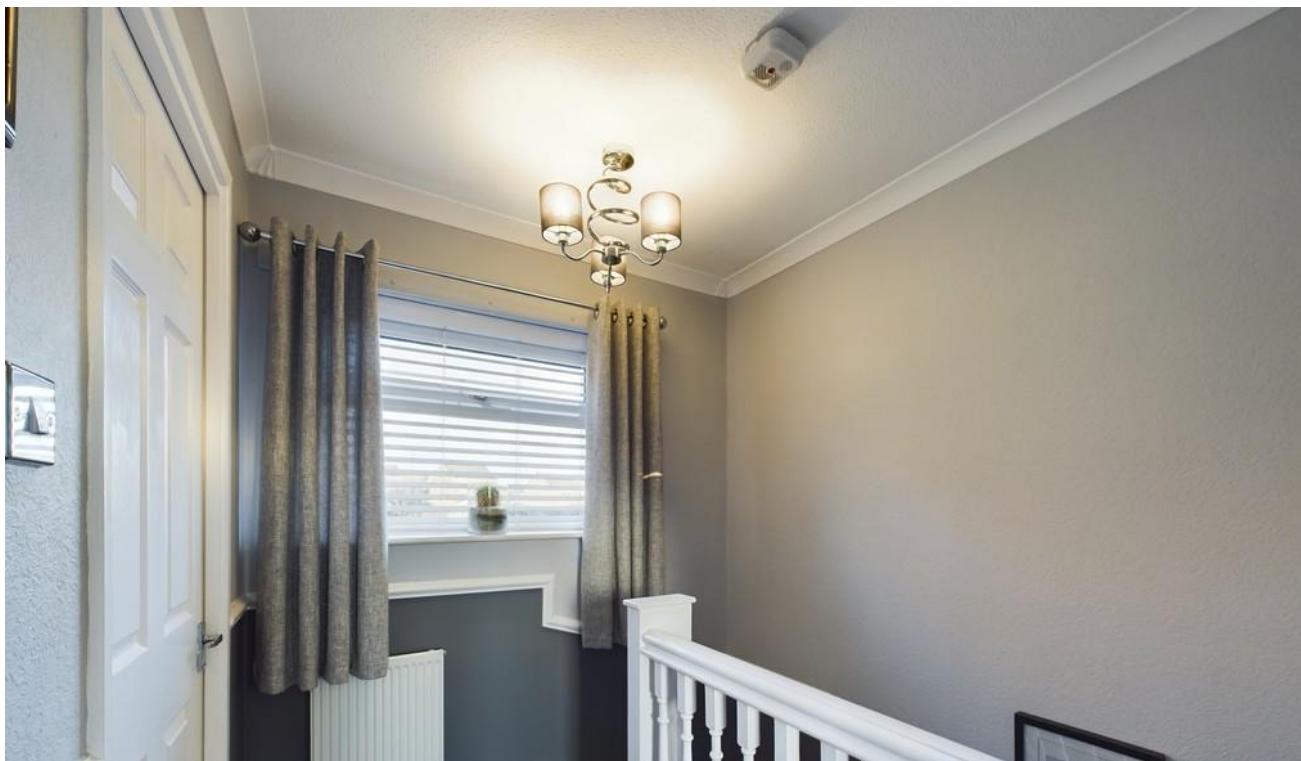
This location is well-suited for those who need to commute, with excellent road connections linking to Sheffield, Barnsley, and beyond. Chapeltown train station is also within easy reach, offering direct rail services to Sheffield city centre and further afield. For those who enjoy outdoor activities, nearby areas such

as Westwood Country Park and Grenoside Woods provide opportunities for walking and cycling. Schools in the area include High Green Primary and St Mary's Catholic Primary, while the close proximity to Chapeltown ensures a good range of additional educational and leisure facilities.

With practical features such as a conservatory, garage, and off-road parking, along with excellent transport links and local amenities, this is a home that offers both comfort and convenience.

ENTRANCE HALL With coving to the ceiling and side facing entrance door. With two store cupboards and entrance hall leads through to the lounge.

KITCHEN Having a range of fitted wall and base units in white. Wall units include extractor hood and underlighting. Base units include hob, oven, space for fridge, one and a half bowl sink, tiled splash backs, side and front facing windows.



LOUNGE With coving to the ceiling and a spindled staircase rising to the first floor landing. The focal point of the room is the electric fire, side facing window and rear facing patio doors to the conservatory.

CONSERVATORY With side and rear facing windows over looking the rear garden, rear facing French doors and wall mounted electric heater.

LANDING With coving to the ceiling, spindled balustrade and front facing window.

BEDROOM ONE A generous size bedroom with coving to the ceiling, loft access and built in storage cupboard. Fitted wardrobes to one wall and rear facing window.

SHOWER ROOM With a white three piece suite which comprises of a vanity wash hand basin, w.c, double walk in shower cubicle, tiled walls, wall mounted cupboards, panelled ceiling with downlights and front

facing window.

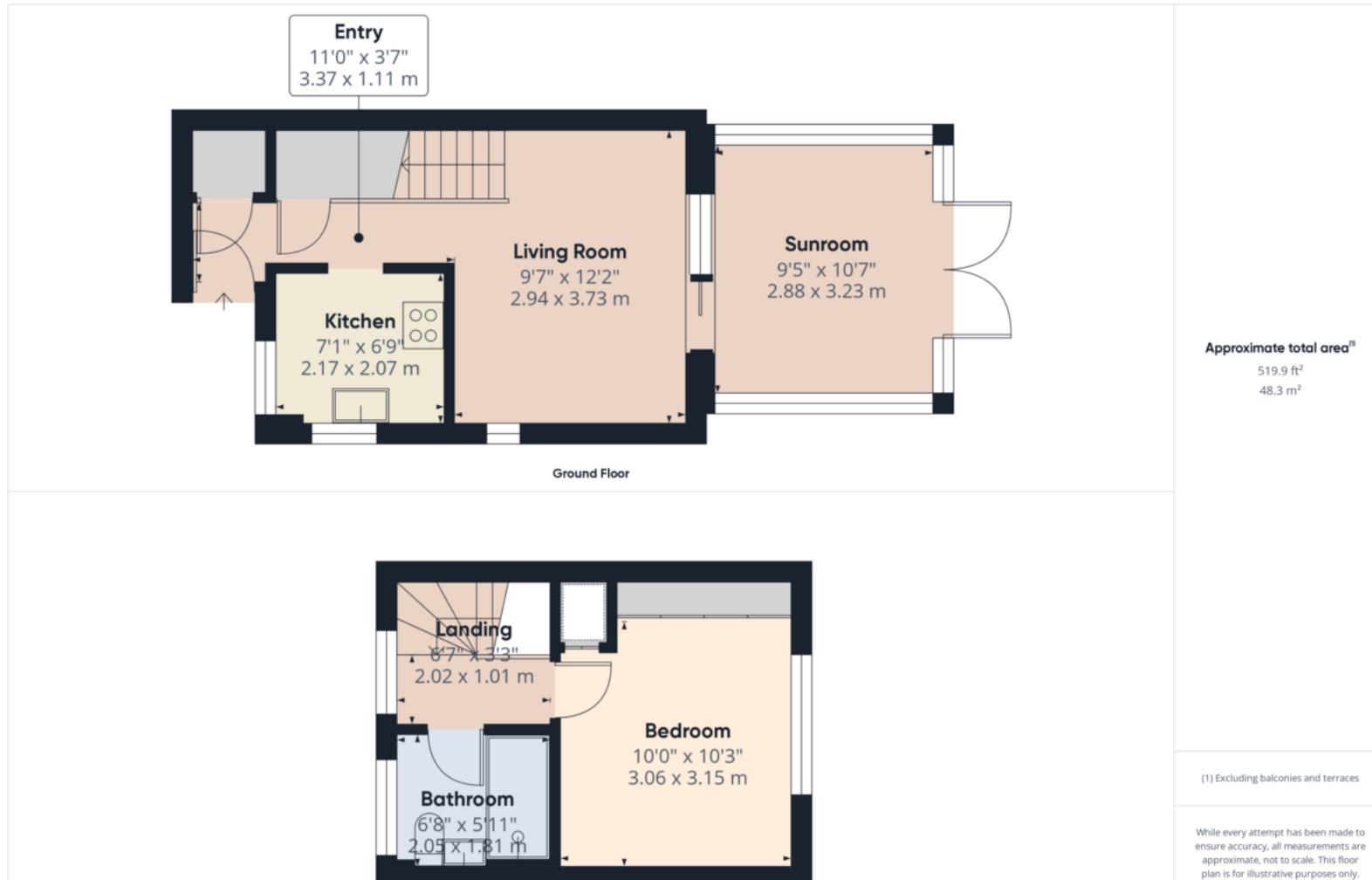
OUTSIDE To the front is a drive providing off road parking leading to the single garage. Garage with up and over door, plumbing for washing machine and space for tumble dryer. To the side is a raised rockery area with mature shrubs. Gated access leads to the rear where there is a paved patio, sleeper borders with pebbled insets.

We would like to make it known that the seller of the property is a connected person in accordance with S21(1) of the Estate Agent Act 1979.



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Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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