

# FOR SALE



**Terrace Road, Parkgate**  
**Guide Price £165,000**

**MARTIN&CO**



**Terrace Road, Parkgate**  
**3 Bedrooms, 1 Bathroom**  
**Guide Price £165,000**

- End townhouse
- Three bedrooms
- Two reception rooms
- Entrance hall
- Generous garden

GUIDE PRICE £165,000 - £175,000. Positioned on a popular residential street in Parkgate, this well-presented three-bedroom end terrace villa offers a surprising amount of space both inside and out. Thoughtfully maintained and move-in ready, the property blends classic features with modern updates, making it an ideal option for buyers looking for something practical, stylish and conveniently located. From the street, the property presents with a forecourt-style garden and bay-fronted exterior. Inside, the layout flows neatly, starting with a welcoming entrance hall where stairs rise to the first floor. The front lounge benefits from a large bay window, drawing in plenty of natural light and giving the room a spacious and comfortable feel. At the rear, a second reception room provides a useful dining space or an additional sitting area. With its feature chimney breast and outlook to the rear garden, it's a versatile room with plenty of character. The kitchen has been finished with modern grey high-gloss wall and base units, paired with integrated appliances including an oven, microwave, hob, and extractor hood. There's enough space for food preparation and storage, with the layout making good use of the available footprint. Upstairs, the first floor landing includes built-in storage, and leads to three well-proportioned

bedrooms. Each bedroom is neutrally decorated and offers flexibility depending on the needs of the buyer-whether used for sleeping, working, or additional living space. The family bathroom is a real highlight, featuring a white four-piece suite that includes a bath, separate shower cubicle, WC, and wash basin, all set against a clean and practical finish.

Externally, the property continues to impress. The front garden is a traditional forecourt style, setting the house back slightly from the pavement. To the rear is a generous garden that offers a mix of paved patio, lawn, and a covered seating area-ideal for relaxing or entertaining outdoors through much of the year. Located in the heart of Parkgate, the property is perfectly positioned for day-to-day convenience. Parkgate Shopping Park is within walking distance, offering a mix of high street names such as M&S Foodhall, Boots, Next and Currys, alongside places to eat including Costa and Nando's. There are also several supermarkets nearby including Tesco Extra and Asda Rotherham, both just a short drive away. Transport links are strong, with easy access to the

A633 and A630 leading towards Rotherham town centre and the wider region. The M1 motorway (Junction 34) is less than 15 minutes by car, opening up access to Sheffield, Barnsley and further afield. For those using public transport, there are regular bus services along the nearby Broad Street and Rotherham Central train station is around 2 miles away, offering direct services to Sheffield, Leeds and beyond.

Families will be pleased to find a choice of local schools nearby. For primary education, Rawmarsh Ashwood Primary School and Ryecroft Infant School are within easy reach. Secondary options include Rawmarsh Community School, all of which are accessible within a short drive or walk, depending on preferences.

This is a house that offers a straightforward move-in opportunity in a location that delivers on convenience. With its mix of internal space, garden size, and handy access to shops, transport and schools, it's a practical and well-rounded option for anyone looking in the area.



**ENTRANCE HALL** With coving to the ceiling and decorative arch. Having tiled floor with underfloor heating and wooden staircase rises to the first floor landing.

**LOUNGE** A fantastic size room with coving and rose to the ceiling with picture rail. The focal point of the room is the bay window and there is laminate flooring.

**DINING / SITTING ROOM** A versatile second reception room with coving and rose to the ceiling. The focal point of the room is the feature chimney breast which houses the log burning stove, laminate flooring and rear facing window.

**KITCHEN** With coving to the ceiling and fitted with a range of fitted wall and base units in high gloss grey. Wall units include a contemporary style extractor hood. Base units are set beneath worktops which include a single bowl sink, hob, eye level oven and microwave.

With space for fridge freezer, plumbing for washing machine, tiled floor, tiled splash backs, side facing window and side facing entrance door.

**LANDING** With coving and downlights to the ceiling. With a spindled balustrade, built in wardrobes to one wall and laminate flooring.

**BEDROOM ONE** A double size room with coving and rose to the ceiling, picture rail and rear facing window.

**BEDROOM TWO** A double size room with coving and rose to the ceiling with front facing window.

**BEDROOM THREE** A generous size single room with coving to the ceiling and front facing window.

**BATHROOM** With a white four piece suite which comprises of a low flush w.c, wash hand basin, bath, separate shower cubicle, tiled floor, tiled splash backs, coving to the ceiling and side facing window.

**OUTSIDE** To the front is a forecourt style garden. To the rear is a larger than average garden with paved patio area. Covered seating area. There is a lovely size lawn with borders and gates open to the side access.



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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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