



£120,000 Guide Price

South Crescent, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.ufliit.co.uk



Step Inside

Key Features

- Three Bedroom Family Home
- Spacious Lounge
- Breakfast Kitchen
- Large Rear Garden
- Driveway Providing Ample Off-Road Parking
- Popular Location
- HUGE POTENTIALVIEWING ESSENTIAL!

Property Description

GUIDE PRICE £120,000 to £130,000

LET YOUR IMAGINATION RUN WILD...!

Uflit are delighted to welcome to the market this three bedroom semi detached property in need of TLC whilst offering HUGE POTENTIAL to make this your perfect family home.

Main Particulars

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Uflit are delighted to welcome to the market this three bedroom semi detached property in need of TLC whilst offering HUGE POTENTIAL to make this your perfect family home. Briefly comprising of a living room, kitchen diner, three ample size bedrooms and a family bathroom. To the front of the property enclosed lawned gardens and a driveway providing off road parking and to the rear a paved patio leads to a large enclosed lawned garden. Let your imagination run wild on this exciting opportunity. Located in the heart of East Dene, close to local amenities, excellent transport links and schools. Don't Delay call Uflit today 01709 912730.

Council Tax Band: A

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

Entering through a glazed upvc door with carpeted stairs to first floor accommodation, radiator and door giving access to lounge.

Lounge w: 3.6m x l: 4.6m (w: 11' 10" x l: 15' 1")

With large patio doors overlooking the garden, feature wall mounted fire, laminate flooring, radiator and doors giving access to under stairs storage and the kitchen diner.

Kitchen/diner w: 3.3m x l: 4.6m (w: 10' 10" x l: 15' 1")

Benefitting from a range of units with worksurface areas, an adjoining breakfast bar and a range of appliances, front and rear facing windows, radiator, vinyl flooring and a glazed upvc door giving access to the rear garden.

FIRST FLOOR:

A carpeted landing giving access to three bedrooms, family bathroom and storage cupboard, side facing window and radiator.

Master bedroom w: 3.7m x l: 3m (w: 12' 2" x l: 9' 10")

An ample size master bedroom with carpeted flooring, rear facing upvc window and radiator.

Bedroom 2 w: 3.4m x l: 2.8m (w: 11' 1" x l: 9' 2")

A further double bedroom with carpeted flooring, rear facing upvc window and radiator.

Bedroom 3 w: 2.6m x l: 3.4m (w: 8' 6" x l: 11' 2")

An ample size third bedroom with carpeted flooring, front facing window and radiator.

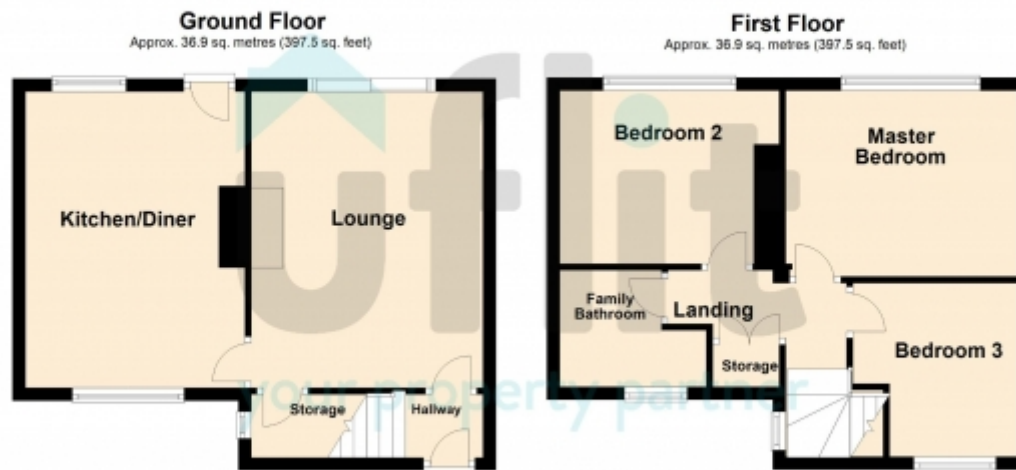
Family Bathroom w: 2.4m x l: 1.7m (w: 7' 10" x l: 5' 7")

Comprising of a panelled bath with overhead shower, low level wc and wash hand basin. Fully tiled walls with complimentary tiled flooring, heated towel rail, spot lighting and a front facing window.

Outside

Enclosed by hedging the front of the property is accessed through a shared path leading to a lawned garden and a driveway provides off-road parking. Side access to an extensive enclosed rear garden predominantly lawned with a garden shed...!

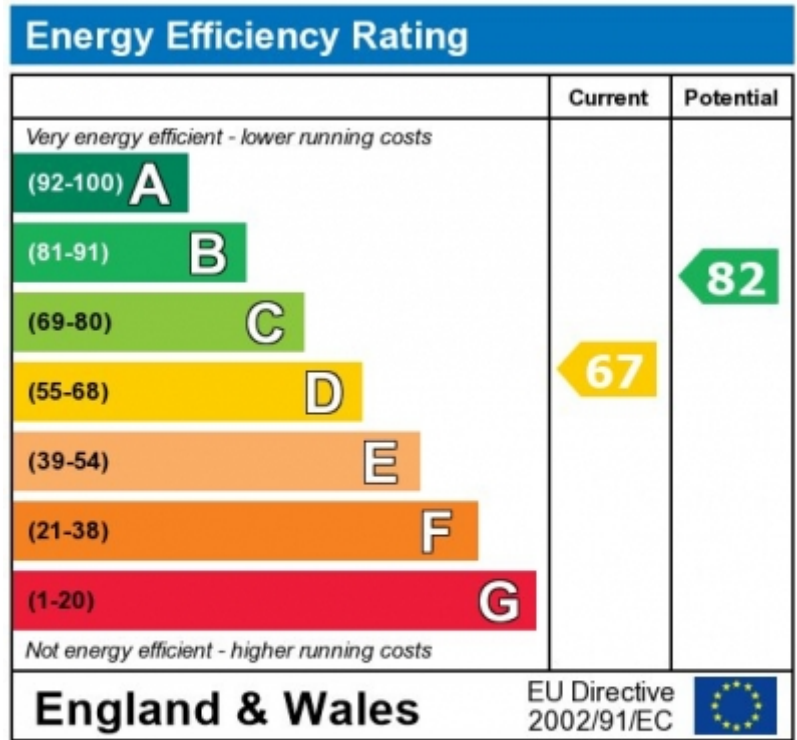




Total area: approx. 73.9 sq. metres (795.0 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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