

Freehold

Asking Price: £175,000

Hall Crescent, Grange Estate,
Rotherham, S60



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REFURBISHMENT OPPORTUNITY, GREAT LOCATION, SEMI DETACHED HOME, GARDENS DRIVE AND GARAGE.

Within this ever popular and convenient location a three bedroom semi detached home which is in need of comprehensive internal refurbishment. Offered with no upward chain the house has gas central heating, double glazing, gardens to front and rear and long drive with detached garage. Within easy reach of suburban shopping amenities, Rotherham and Sheffield centres and the motorway network the house offers the opportunity to remodel to a buyers own requirements.

Entrance Hall With composite front door and stairs rising to the first floor.

Lounge 4.13 x 3.60. (Measurements excluding bay)
With front bay window.

Dining Room 3.52 x 3.11. (Measurements excluding bay)
With rear bay window.

Kitchen 2.97 x 2.96. (Measurements excluding bay)
With a range of fitted units with work surfaces, rear bay window, stainless steel sink with mixer tap, plumbing for washer, under stairs storage and external door to to the side. There are a range of appliances however we cannot provide any guarantee as to working order.

First Floor Landing With side window and loft access.

Bedroom One 3.58 x 3.57. (Measurements excluding bay)
With front bay window.

Bedroom Two 3.70 x 3.40. (Measurements excluding bay)
With rear bay window.

Bedroom Three 2.63 x 2.57. With front aspect and over stairs storage.

Bathroom 1.63 x 1.59. With wash basin and bath with shower in white. Cupboard housing the combination gas boiler.

Separate WC With wc in white.

Outside There are gardens to front and rear with adjacent drive providing access to the garage.

Detached Garage With up and over entry door.

NOTE We advise any prospective buyer to satisfy themselves as to the condition of appliances, heating system etc. The house is sold as seen.

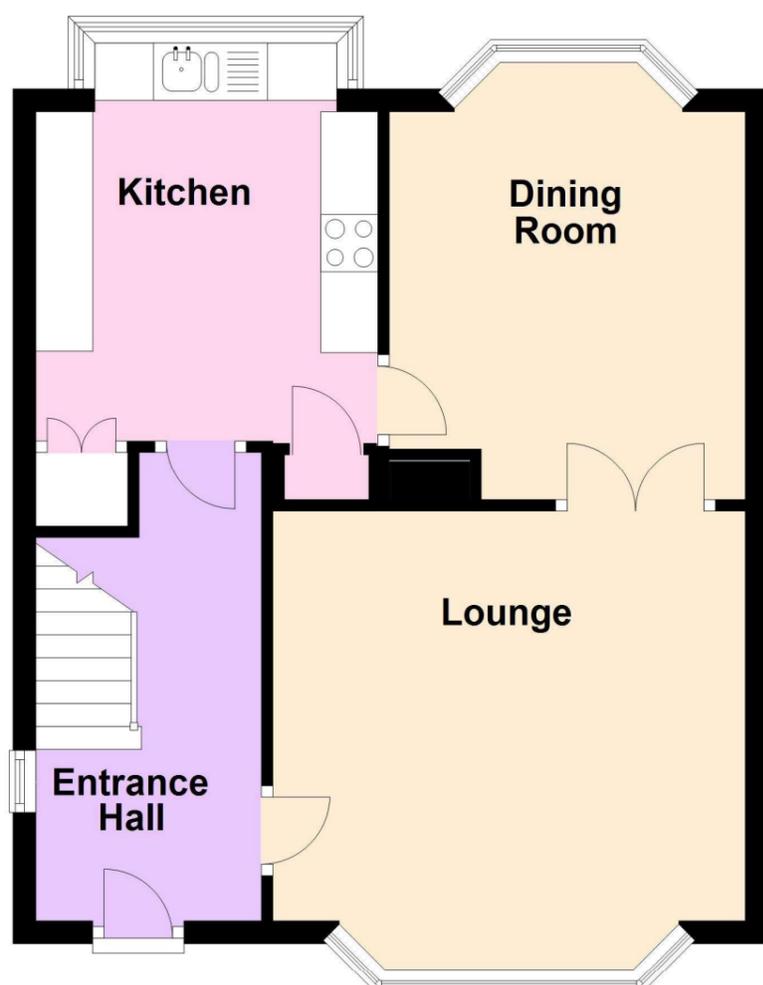


- Refurbishment opportunity
- Three bedroom semi detached
- Central heating and double glazing
- Gardens, drive and garage
- Close to amenities and motorway
- Sought after location
- No upward chain

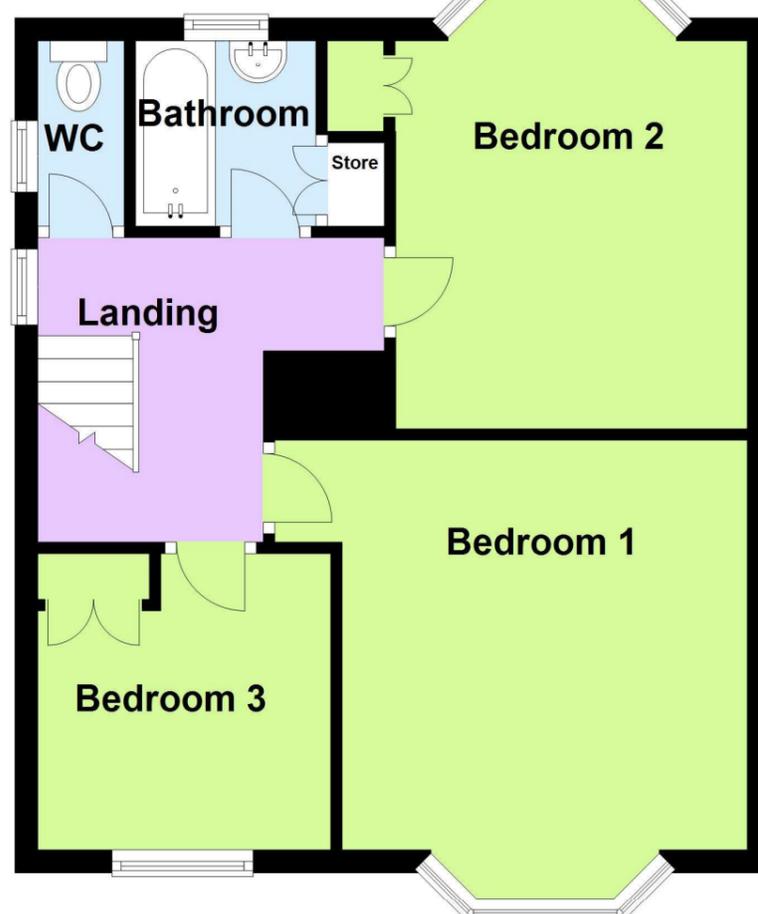
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



Total area: approx. 90.6 sq. metres (975.5 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.