

Freehold

Asking Price: £175,000

Brecks Crescent, Rotherham, South
Yorkshire, S65



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SUPERB LOCATION, POTENTIAL TO REMODEL, FIRST TIMERS OR INVESTORS, THREE BEDROOMS, GARDENS FRONT AND REAR, NO UPWARD CHAIN!

Within this ever popular and convenient location a three bedroom 1930's semi detached home offering scope for refurbishment. Including gas central heating and double glazing the house has gardens to front and rear, off road parking and space for a garage at the rear. Entrance lobby, lounge and dining kitchen to the ground floor with three first floor bedrooms and bathroom. Close to suburban shopping amenities which are within short walk, Rotherham and Sheffield centres and the M1 and M18 motorways both of which are within short drive. Viewing essential to appreciate the potential and offered with no onward chain!

Entrance Lobby With double glazed front door, laminate floor and stairs rising to the first floor.

Lounge 4.30 x 4.11. (Measurements taken to bay and chimney breast)
With front square bay window and laminate floor.

Dining Kitchen 4.20 x 2.90. (Maximum measurements)
With two rear windows and double glazed external door to the rear. There are a range of gloss finish units with roll edge work surfaces and one and a half bowl sink with mixer tap. Laminate floor and understairs pantry which has side window and houses the combination gas boiler.

First Floor Landing With access to the loft space.

Bedroom One 3.94 x 2.97. (Maximum measurements)
With front window and views.

Bedroom Two 2.95 x 2.90. With rear window and built in wardrobe.

Bedroom Three 2.45 x 2.03. With side window (no radiator).

Bathroom 2.05 x 1.85. With white suite comprising wc, wash basin and bath. Rear window.

Outside There are lawned gardens to front and rear. Off road parking/drive to the front with concrete garage base, outside tap and integral store to the rear.



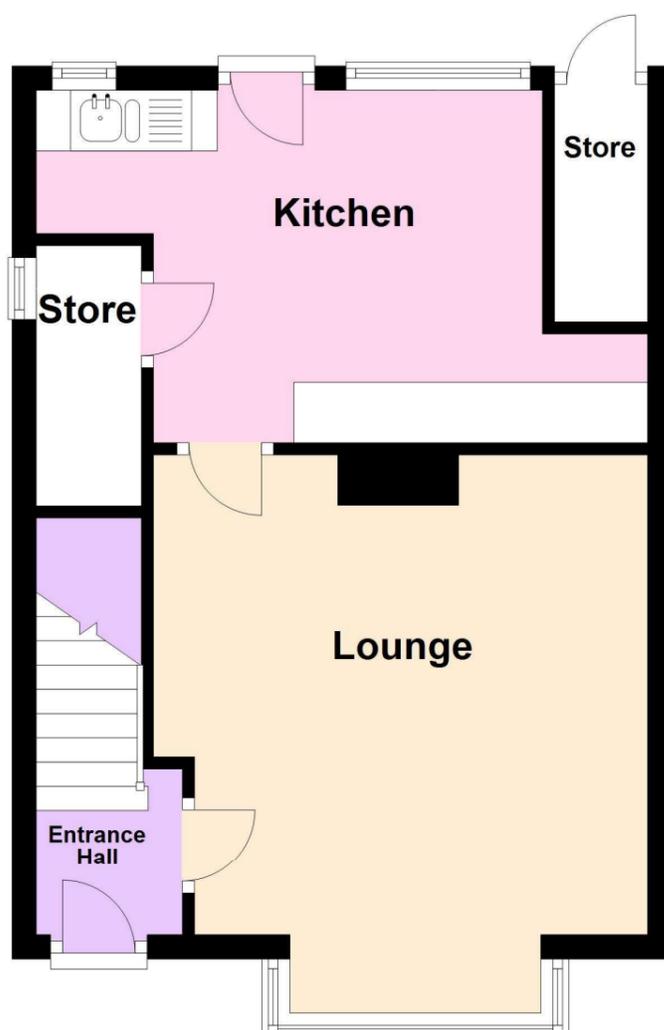
- Semi detached house
- Great location
- Three bedrooms
- Central heating and double glazing
- Gardens front and rear
- Off road parking
- Bags of potential
- No upward chain

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.

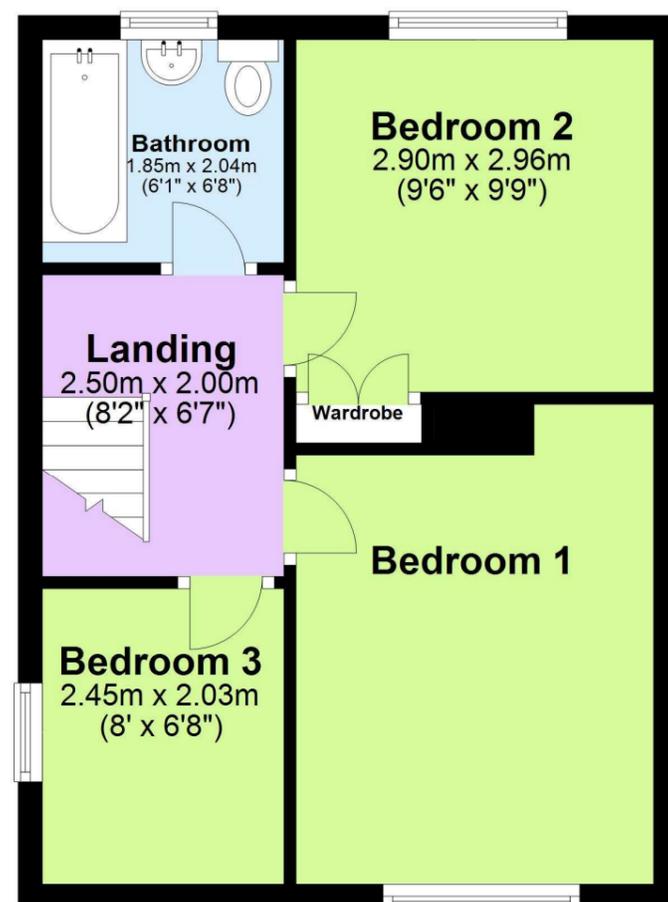
Ground Floor

Approx. 36.2 sq. metres (389.3 sq. feet)



First Floor

Approx. 35.5 sq. metres (381.8 sq. feet)



Total area: approx. 71.6 sq. metres (771.0 sq. feet)

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