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Arundel Crescent, Treeton,
Rotherham, South Yorkshire, S60

Asking Price: £150,000

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HUGE GARDEN! FIFTH OF AN ACRE PLOT, LARGE SEMI DETACHED HOME, CUL DE SAC LOCATION, THREE BEDROOMS AND PLENTY OF POTENTIAL, NO UPWARD CHAIN!
Occupying a cul de sac position with huge rear garden a three bedroom semi detached home which offers plenty of potential within this popular location. Including gas central heating and partial double glazing, three bedrooms, two reception rooms and off road parking to the front this conveniently placed home should be of interest to first timers and families alike. Entrance hall, downstairs wc, kitchen, dining room and lounge to the ground floor with three first floor bedrooms and shower room. Well placed to be within easy reach of Rotherham and Sheffield centres, Catcliffe Retail Park and the M1 motorway. No upward chain!

Entrance Hall With double glazed front door, understairs storage and stairs rising to the first floor.

Cloakroom/WC With wc, wash basin, half wall tiling and side window.

Kitchen *3.66 x 2.44*. With a range of fitted units with work surfaces, one and a half bowl sink with mixer tap and tiling to the sink and work surface area. Double glazed rear door, two rear windows, gas cooker point, plumbing for washer and wall mounted gas boiler.

Dining Room *3.68 x 3.35*. With front and side windows.

Lounge *4.62 x 3.30*. With front and rear windows and focal fire surround.

First Floor Landing With rear window and loft access.

Bedroom One *4.62 x 3.31*. With front and rear windows and former airing cupboard.

Bedroom Two *3.68 x 3.34*. With front window.

Bedroom Three *3.55 x 2.45*. (Maximum measurements)
With rear window.

Shower Room *2.04 x 1.76*. With wc, wash basin and shower enclosure with electric shower. Front window.

Outside To the front of the house is a paved off road parking area with path to the side leading to the rear garden. To the rear is a huge garden with two garden sheds. The whole plot extends to a fifth of an acre.

- Large semi detached home
- Huge garden
- Three bedrooms
- Two reception rooms
- Off road parking
- Plenty 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.

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