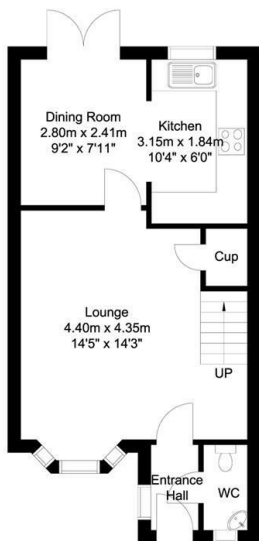
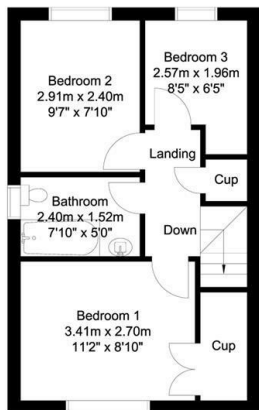


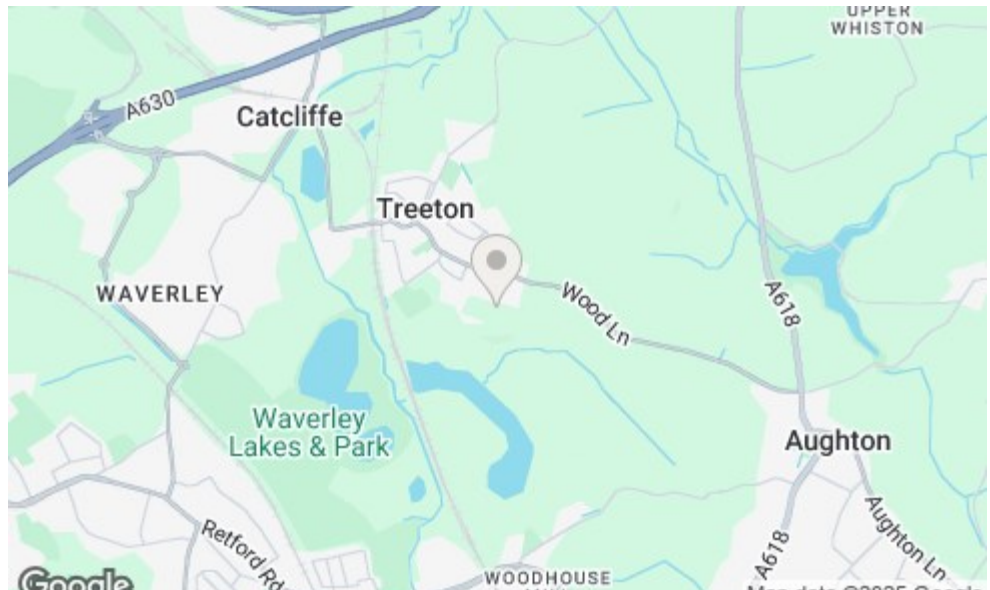
Ground Floor
35 sq m/376.73 sq ft
Approx.



First Floor
32 sq m/344.44 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/meterage if quoted on this plan. CP Property Services @2024



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**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

33, Montgomery Close, Rotherham, S60 5DQ

Offers In The Region Of £210,000

33 Montgomery Close, Treeton,
Rotherham, S60 5DQ

Description
Discover your dream family home in the picturesque setting of Treeton. This charming three-bedroom semi-detached property offers a perfect blend of comfort, convenience, and character, making it an ideal haven for modern family living.

Step into the welcoming reception room, a generously sized space designed for both entertaining and quiet relaxation. A large window invites natural light, creating a bright and inviting atmosphere where cherished memories can be made. A downstairs WC offer practicality.

Upstairs, you'll find three well-proportioned bedrooms, each offering a cozy retreat for family members. The primary bedroom includes a spacious built-in storage cupboard, perfect for keeping your belongings organised and out of sight. Additional storage solutions, such as the under-stairs cupboard and first-floor landing space, ensure that every corner of the home remains tidy and functional.

The property's bathroom is thoughtfully designed for daily convenience, serving the household with ease. Outside, the home continues to impress with off-road parking for two vehicles—a highly sought-after feature in this vibrant area. The private rear garden is a serene escape, perfect for morning coffees, children's playtime, or hosting lively summer barbecues.

Location is key, and this home is ideally situated to provide the best of both worlds. Enjoy the tranquil charm of Treeton with its open countryside and scenic walking trails, while benefiting from easy access to the urban amenities of Sheffield and Rotherham. Families will especially appreciate the proximity to highly regarded schools, simplifying the daily school run and contributing to a supportive community environment.

This hidden gem is a property that truly needs to be experienced to be fully appreciated. Don't miss the chance to make it yours—schedule a viewing today and take the first step toward your future in Montgomery Close!

- A picturesque three-bedroom property in Treeton, offering a blend of comfort and convenience, and character
- Spacious reception room with a large window allowing natural light, perfect for entertaining or relaxing
- Includes a built-in cupboard in the primary bedroom, under-stairs storage, and additional space on the first-floor
- Private rear garden ideal for relaxation and entertainment, plus off-road parking for two vehicles
- Situated in tranquil Treeton with countryside views and walking trails, while offering easy access to Sheffield and Rotherham
- Close to highly regarded schools and a supportive community, making it perfect for family life.

