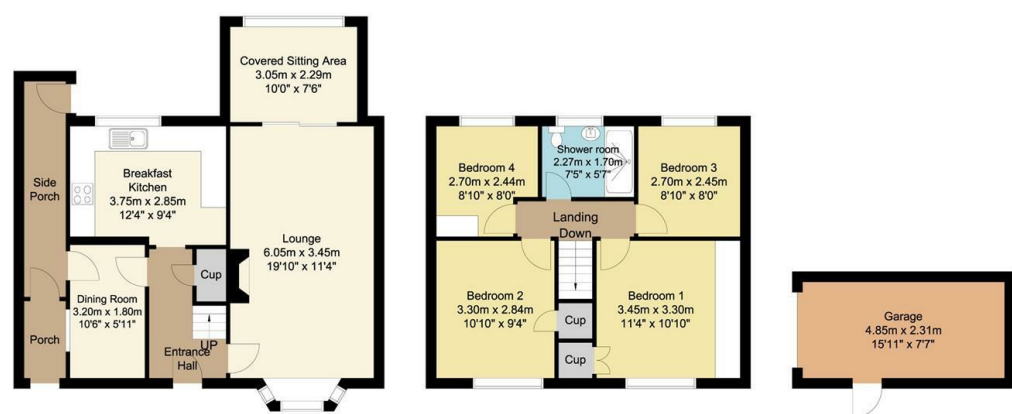


Ground Floor  
60 sq m/645.83 sq ft  
Approx.

First Floor  
44 sq m/473.61 sq ft  
Approx.

Outbuilding  
11 sq m/118.40 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 @2025



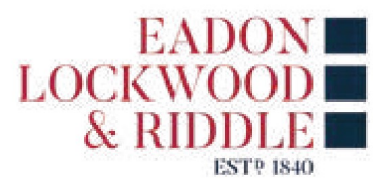
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1, Holly Crescent, Rotherham, S66 3PL

Offers In The Region Of £160,000



1 Holly Crescent, Sunnyside,  
Rotherham, S66 3PL

**Description**  
Offered to the market with no onward chain, this generously proportioned and well-maintained four-bedroom semi-detached home presents a fantastic opportunity for families, professionals, and discerning buyers looking for a move-in-ready property in a desirable residential location. Positioned on a prominent corner plot in the charming and well-established neighbourhood of Holly Crescent, Sunnyside, Rotherham, the home benefits from a detached garage and a substantial driveway that comfortably accommodates multiple vehicles—making it ideal for households with several cars or regular visitors. Internally, the property features a bright and spacious full-depth living room, creating an inviting and versatile space for relaxing, entertaining, or enjoying cosy evenings in. A separate formal dining room offers the perfect setting for family meals, special occasions, or even conversion into a home office or playroom, depending on your needs. The kitchen is well-appointed, with ample cupboard space and practical layout, catering well to daily routines or culinary enthusiasts alike. Upstairs, four well-sized bedrooms offer flexibility for growing families, guest accommodation, or remote working, while the main family shower room is bright and practical, ready to serve the needs of a busy household. . The corner plot not only adds to the home's kerb appeal but also offers excellent potential for extension or landscaping improvements, subject to the necessary permissions. Situated in a peaceful yet convenient area, the property enjoys easy access to a variety of local amenities including shops, parks, and highly regarded schools, along with excellent transport links connecting to Rotherham town centre and surrounding areas. With its combination of space, location, and the added benefit of no onward chain, this property is ready to welcome its next owners and offers the potential to become a truly wonderful family home. Early viewing is strongly recommended to fully appreciate everything this charming home has to offer.

- Sold with no onward chain for a smoother, faster move
- Positioned on a generous corner plot in a sought-after area
- Includes a detached garage and ample off-road parking
- Spacious full-depth living room and separate dining room
- Four good-sized bedrooms offering flexible accommodation
- Close to local shops, schools, and transport links

