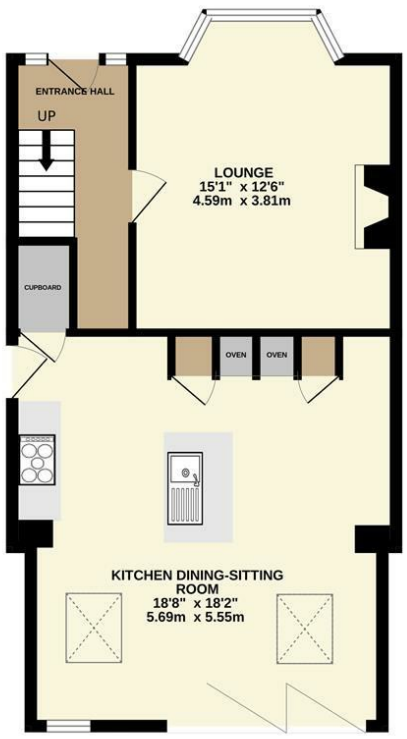
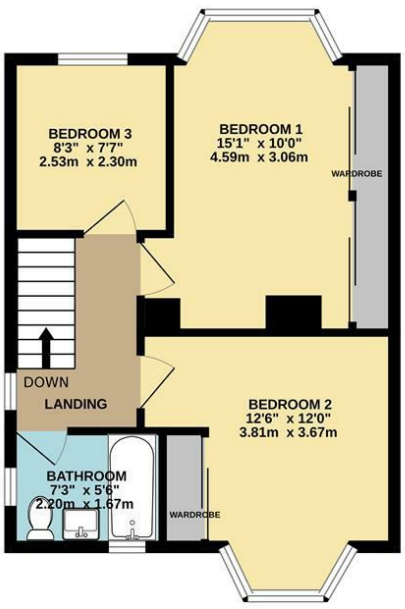
GROUND FLOOR
565 sq.ft. (52.5 sq.m.) approx.



1ST FLOOR
439 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 1004 sq.ft. (93.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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EADON LOCKWOOD & RIDDLE
ESTD 1840

54, Hall Crescent, Rotherham, S603LQ

Guide Price £300,000

54 Hall Crescent, Rotherham, S603LQ

Description
Guide Price £300,000 to £310,000
Viewing is a must to appreciate this extensively extended three-bedroom semi-detached family home. A true highlight to this property is undoubtedly the large open-plan dining kitchen, designed to be the heart of the home. Featuring bifold doors, this space effortlessly blends indoor and outdoor living, allowing the delightful garden to become an extension of your living area. Picture yourself enjoying your morning coffee with the sun streaming through these doors, creating a bright and airy ambiance throughout the space. To the kitchen area is a comprehensive range of wall and base units with integrated appliances. A island houses the sink with mixer tap over and breakfast bar. Natural light pours into the space via ceiling Velux windows. A beautiful front facing living room offers a warm cosy reception area for evening relaxing.

A further standout feature of this home is the thoughtful conversion of part of the garage into a home office. This dedicated workspace is perfect for those who require a quiet, productive environment for modern living. Whether you work from home or simply need a secluded area to focus, this addition enhances both the functionality and convenience of the property.

To the first floor are two double bedroom, the main bedroom having a bay window and a range off fitted wardrobes with sliding doors. A third room is a comfortable size and the house bathroom is well presented.

Parking will never be an issue with off-road parking available for several cars, complemented by a garage for additional storage or parking space. The well-presented interior of the house exudes a welcoming atmosphere, making it a perfect family home with further potential for personalization and enhancement.

Don't miss out on the opportunity to make this exceptional property your own. Create lasting memories in this wonderful family home and enjoy all the comforts and conveniences it has to offer.

- Much Extended Three Bedroom Semi Detached House
- Stunning Open Plan Dining Kitchen
- Bespoke Kitchen Area with Centre Island
- Top of the Range Integrated Appliances
- Home Office Created in a Part Garage Conversion
- Detached Garage with Additonal off Road Parking
- Further Potential To Extend (STP)
- Beautiful Front Facing Lounge with Elevated Views
- Viewing is Advised
- FREEHOLD / TAX BAND C