

34 High Hazel Crescent | Catcliffe | Rotherham | S60 5SD

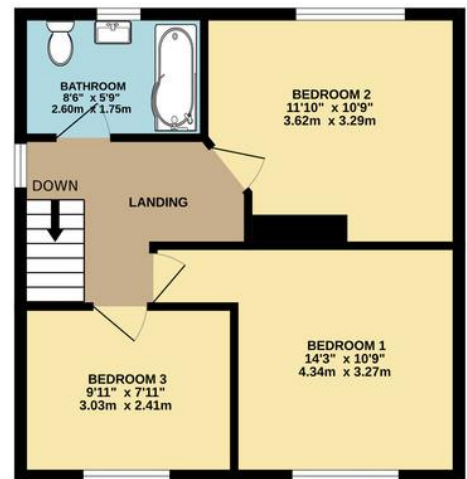
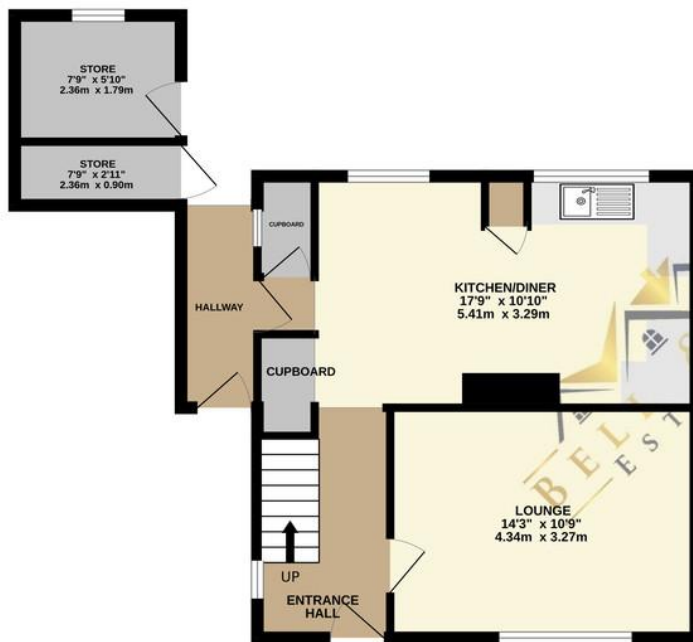
£160,000

Bell & Co Estates are delighted to present this three-bedroom semi-detached property in the heart of Catcliffe, Rotherham, offered with no vendor chain. This home presents an excellent opportunity for buyers or investors looking for a near-complete refurbishment project, with major works already done, including new electrics, heating system, kitchen, and a stunning new bathroom. In brief the property comprises of entrance hallway leading to, spacious front-facing lounge – bright and ready for finishing touches, understairs storage cupboard for added convenience. Open plan, newly fitted kitchen and dining area, featuring a contemporary design, ample cupboard and worktop space. Plumbing in place for an optional downstairs WC and rear access door leading out to the garden. Upstairs are three well-sized bedrooms, offering flexibility for families, guests, or home office use along with stunning, newly installed family bathroom, complete with shower over bath, wash basin and WC. To the front of the property is a gated front driveway with a lawned garden area. To the rear are two outbuildings – perfect for storage or potential utility space along with private grassed rear garden, offering great potential to landscape. Situated in the well-connected village of Catcliffe, close to local amenities, shops, and supermarkets. Excellent access to Sheffield, Rotherham, the M1 and Parkway, near reputable schools and public transport links. This is a rare opportunity to secure a renovation project with much of the hard work already completed. Call now to arrange your viewing!



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.

1ST FLOOR
433 sq.ft. (40.2 sq.m.) approx.



TOTAL FLOOR AREA : 967 sq.ft. (89.9 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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34, High Hazel Crescent
Catcliffe
ROTHERHAM
S60 5SD

Energy rating

D

Valid until
12 May 2030

Certificate number
0073-2807-7451-2090-2951

Property type Semi-detached house

Total floor area 87 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements