



**Treherne Road, Rotherham S60 2TD**

**welcome to**

**Treherne Road, Rotherham**

£200,000-£210,000 - START THE DREAM HERE - Offered to market is this three bedroom semi detached making the perfect family home. Boasting spacious accommodation throughout with reception rooms, off road parking and a generous sized rear garden with patio. CALL NOW TO VIEW!!!



### **Entrance Hall**

Having a front facing double glazed door & window, a central heating radiator and understairs storage cupboard.

### **Living Room**

10' 7" into bay window x 12' 11" into chimney breast recess ( 3.23m into bay window x 3.94m into chimney breast recess )

Having a front facing double glazed bay window, a central heating radiator and a feature gas fireplace.

### **Dining Room**

8' 5" to amximum point x 9' 6" to maximum point ( 2.57m to amximum point x 2.90m to maximum point )

Having rear facing double glazed French doors leading to the garden, two rear facing double glazed velux windows and a central heating radiator.

### **Lounge**

11' 4" into chimney brest recess x 13' 4" to maximum point ( 3.45m into chimney brest recess x 4.06m to maximum point )

Being open plan into the dining room having a central heating radiator and a feature gas fire place.

### **Kitchen**

19' to maximum point x 8' 2" into recess ( 5.79m to maximum point x 2.49m into recess )

Fitted with wall and base units housing the integrated hob, the oven & the extractor fan, the microwave & the washing machine with worktops housing the sink & drainer. Having a side facing double glazed window, a rear facing double glazed window and door and a central heating radiator.

### **Landing**

Having a side facing double glazed window and providing access to the loft via hatch.

### **Bedroom One**

10' 7" to maximum point x 11' 6" into chimney breast recess ( 3.23m to maximum point x 3.51m into chimney breast recess )

Having a front facing double glazed window, a

central heating radiator an a built in storage cupboard.

### **Bedroom Two**

13' 5" to maximum point x 9' 3" to fitted wardrobes ( 4.09m to maximum point x 2.82m to fitted wardrobes )

Having a rear facing double glazed window, a central heating radiator and fitted wardrobes providing hanging and storage space.

### **Bedroom Three**

9' 6" to maximum point x 7' 5" into chimney breast recess ( 2.90m to maximum point x 2.26m into chimney breast recess )

Having a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a shower cubicle, a hand wash basin, a W.C. & a bidet. Having a side facing double glazed obscured window, a central heating radiator and an extractor fan.

### **Outside**

To the front is generous sized drive providing off road parking leading to the detached garage to the rear.

To the rear is a generous sized lawned garden with a patio area all enclosed with fencing.



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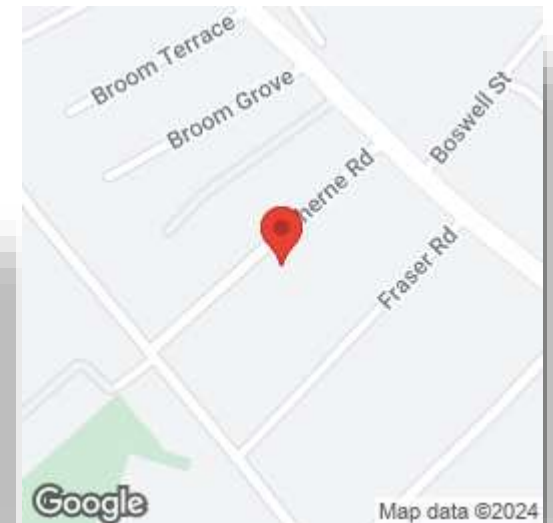
welcome to

## Treherne Road, Rotherham

- Three bedroom semi detached property
- Ideal family purchase
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Drive & garage providing ample off street parking

Tenure: Freehold EPC Rating: Awaiting

# £200,000



Please note the marker reflects the postcode not the actual property

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