



**Station Road, Treeton Rotherham S60 5PN**



**welcome to**

**Station Road, Treeton Rotherham**

JUST BRING YOUR THINGS AND MOVE IN - This three bed semi detached property is offered to market boasting well presented accommodation throughout with En Suite & Family bathroom. Close to local amenities & transport links...CALL NOW TO VIEW!!!



### **Entrance Hall**

Having a front facing door, a side facing double glazed window, a central heating radiator and a fully tiled floor.

### **Downstairs W.C.**

Fitted with a wash hand basin and a W.C. Having a side facing double glazed window and a heated towel rail.

### **Lounge**

12' 10" to bay window x 13' 11" into chimney breast recess ( 3.91m to bay window x 4.24m into chimney breast recess )

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

### **Kitchen**

14' into chimney breast recess x 12' 10" to maximum point ( 4.27m into chimney breast recess x 3.91m to maximum point )

Fitted with wall and base units housing the integrated hob, the oven and the extractor fan with space and plumbing for a washing machine. Having a side facing double glazed window, a rear facing double glazed window and door, a central heating radiator and spotlights to the ceiling. Also benefiting from a pantry providing extra storage space.

### **Attic**

11' 4" including stairs x 13' 10" into recess ( 3.45m including stairs x 4.22m into recess )

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

### **En Suite**

Fitted with a shower cubicle, a wash hand basin, a W.C. and a heated towel rail.

### **Bedroom Two**

13' 11" into recess x 13' into recess ( 4.24m into recess x 3.96m into recess )

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

### **Bedroom Three**

13' 11" into recess x 8' 11" to bay window ( 4.24m into recess x 2.72m to bay window )

Having a front facing double glazed bay window, a side facing double glazed window and a central heating radiator.

### **Bathroom**

Being fully tiled and fitted with a bath with a shower over, a wash hand basin with built in storage space and a W.C. Having a side facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the front is a yard.

To the rear is an enclosed patio and a garage that is fitted with an up and over door & electric points. Also benefiting from an outdoor storage building.



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## Station Road, Treeton Rotherham

- Three bedroom semi detached property
- Spacious & well presented accommodation throughout
- En Suite & Family bathroom
- Enclosed patio to rear
- Garage to rear

Tenure: Freehold EPC Rating: D

offers in the region of

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115081 - 0002

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