









welcome to

Treetown Crescent, Treeton Rotherham

£210,000 - READY FOR A NEW OWNER - Offered to market is this four bedroom semi detached property making the ideal family home. Boasting spacious accommodation throughout with two bathrooms, off road parking and a generous sized garden...CALL TO VIEW!













Entrance Hall

Having a front facing double glazed door,a side facing double glazed window, a radiator and a storage cupboard.

Lounge

12' 7" into recess x 12' 10" to max point (3.84m into recess x 3.91m to max point)

Having rear facing double glazed French doors and a radiator.

Dining Room

9' 1" to max point x 12' 6" into breast recess (2.77m to max point x 3.81m into breast recess)

Having a front facing double glazed window and a radiator.

Kitchen

7' 8" to max point x 11' 2" into recess (2.34m to max point x 3.40m into recess)

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

Landing

Having a side facing double glazed window.

Bedroom One

12' 7" into recess x 12' 4" to max point (3.84m into recess x 3.76m to max point)

Having a front facing double glazed window and a radiator.

Bedroom Two

12' 9" into recess x 9' 9" to max point (3.89m into recess x 2.97m to max point)

Having a rear facing double glazed window and a radiator.

Additional Room

What used to be the third bedroom is now a versatile space suitable for a home office/storage room

having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a rear facing double glazed window and a radiator.

Second Floor Landing

Having a front facing double glazed velux window.

Bedroom Three

12' 3" into recess x 9' 7" into recess (3.73m into recess x 2.92m into recess)

Having a rear facing double glazed window.

Bedroom Four

15' 1" into recess x 8' 10" to max point (4.60m into recess x 2.69m to max point)

Having a front facing double glazed velux window and spotlights to the ceiling.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window, an extractor fan and spotlights to the ceiling.

Outside

To the front is a double driveway providing off road parking.

To the rear is a lawned garden, a decked area and a summer house, all enclosed with fencing. Also benefiting from a double garage fitted with an alarm and electrics.

CCTV is fitted around the property.





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Treetown Crescent, Treeton Rotherham

- Four bedroom semi detached property
- Spacious accommodation throughout
- Ideal family purchase
- Highly sought after location
- Drive & garage

Tenure: Freehold EPC Rating: Awaited

£210,000

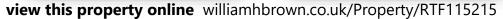








postcode not the actual property





Property Ref: RTF115215 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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