



South Crescent, East Dene Rotherham S65 2XB

welcome to

South Crescent, East Dene Rotherham

£210,000-£220,000 - READY FOR A NEW OWNER - Offered to market is this four bedroom semi detached property making the ideal purchase for the family buyer. Boasting three reception rooms, off road parking and a good sized garden & being well placed to local amenities. CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

14' 9" x 11' 9" into chimney breast recess (4.50m x 3.58m into chimney breast recess)
Having rear facing double glazed patio doors, a radiator & an electric fire.

Dining Room

17' 7" into recess x 11' 8" into recess (5.36m into recess x 3.56m into recess)
Having a front facing double glazed window, rear facing double glazed patio doors and a radiator.

Sun Room

12' 5" x 8' 6" (3.78m x 2.59m)
Having side facing double glazed French doors, rear facing double glazed windows & a radiator.

Kitchen

11' 1" into chimney breast recess x 14' 9" (3.38m into chimney breast recess x 4.50m)
Fitted with wall and base units including island, housing the integrated hob, double oven & extractor fan with worktops housing the sink & drainer.
Having a front facing double glazed window, a rear facing double glazed door & window & a radiator.

Landing

Having a built in storage cupboard & access to the loft via hatch.

Bedroom One

21' 7" into recess x 7' 6" (6.58m into recess x 2.29m)
Having two front facing double glazed windows & two radiators.

Bedroom Two

9' 6" x 12' (2.90m x 3.66m)
Having a rear facing double glazed window & a radiator.

Bedroom Three

7' 1" x 12' (2.16m x 3.66m)
Having a rear facing double glazed window & a radiator.

Bedroom Four

8' 5" x 9' 7" (2.57m x 2.92m)
Having a rear facing double glazed window, a radiator & a built in storage cupboard.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a front facing double glazed window and heated towel rail.

Outside

To the front of the property is a lawned garden enclosed with hedges.

To the rear is a low maintenance patio area with flower beds and a shed all enclosed with fencing.
Also benefiting from a large driveway providing off road parking.



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South Crescent, East Dene Rotherham

- Four bedroom semi detached
- Spacious accommodation throughout
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities
- Off road parking & low maintenance patio

Tenure: Freehold EPC Rating: D

Council Tax Band: A

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116656 - 0002

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