

**FOR SALE**



**Cranworth Road, Clifton**  
**Asking Price Of £165,000**

  
**MARTIN&CO**





## Cranworth Road, Clifton

3 Bedrooms, 1 Bathroom

Asking Price Of £165,000

- Semi detached
- Three bedrooms
- No chain
- Dining kitchen
- Popular location

Discover the ideal blend of comfort and convenience in this charming three-bedroom semi detached. This no-chain property is advantageously located in a cul-de-sac, offering easy access to local amenities, public transport, and Rotherham Town Centre.

Step inside to find a spacious lounge, perfect for family gatherings and relaxation. The ground floor also features a convenient cloakroom and a dining kitchen, which is equipped with modern fitted units. French doors open to a garden.

Venture upstairs to discover three generously sized bedrooms. Additionally, a family bathroom with a three-piece suite complements the upper floor, ensuring ample space and comfort for family living.

Externally, the property does not fail to impress with its lawn and a driveway. The rear garden features a patio area and lawn that is ideal for relaxation and entertainment, creating a perfect outdoor space for all occasions.

This property is perfectly suited for a variety of buyers who are seeking a blend of style, functionality, and a prime location."



**ENTRANCE HALL** With side facing entrance door.

**LOUNGE** A generous size lounge with a spindled staircase rising to the first floor landing with under stairs storage. Front facing window and side facing window.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, wash hand basin with tiled splash back.

**DINING KITCHEN** Having a range of fitted wall and base units in high gloss cream, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, single bowl sink, plumbing for washing machine, space for fridge freezer, tiled splash backs, window and facing French doors to the garden.

**LANDING** With access to bedrooms and bathroom.

**BEDROOM A** double size room.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A good size single bedroom.

**BATHROOM** With a white three piece suite which comprises of a low flush, wash hand basin, bath with shower set over, tiled splash backs and window.

**OUTSIDE** To the front is a drive. To the side is a lawn garden.



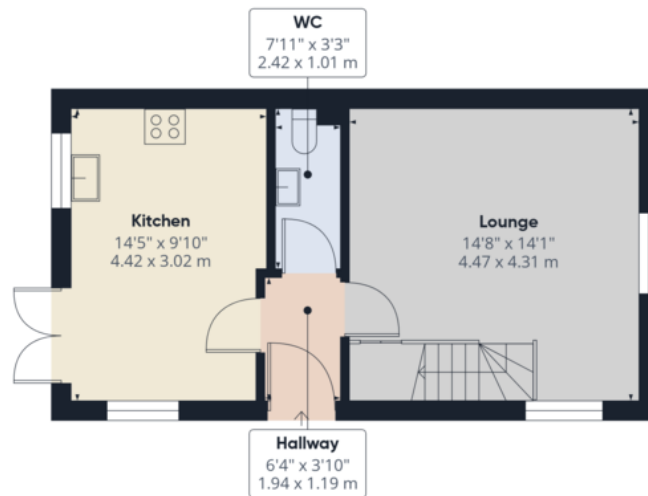


Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

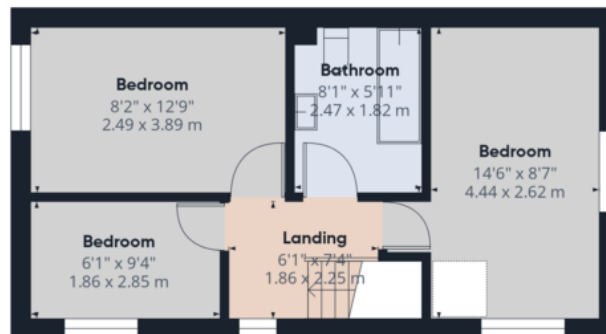








Ground Floor



**Approximate total area<sup>m</sup>**  
769 ft<sup>2</sup>  
71.4 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

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