

FOR SALE



Francis Crescent South, Rotherham
Guide Price £250,000

MARTIN&CO



Francis Crescent South, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £250,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Popular location

Guide Price £250,000 - £260,000

Francis Crescent South sits in a well-regarded pocket of Rotherham that continues to be popular with families and commuters alike, thanks to its convenient location and comfortable balance of space both inside and out.

This three bedroom semi detached property has been thoughtfully upgraded by the current owners over recent years, meaning it feels well cared for and ready to move into without the need for immediate work. Pulling up to the property, there's a neat garden area to the front that softens the outlook onto the crescent. A driveway runs to the side, offering off-road parking and leading to a single garage set back from the house.

All in all, 22 Francis Crescent South offers a straightforward layout with sensible upgrades, a lovely rear garden and the bonus of a drive and garage. It's a house that suits different lifestyles, whether for growing families, downsizers who still want space outdoors, or those simply after a home in a spot that makes daily life run that bit easier.

Call us to view!



ENTRANCE HALL Stepping inside, the entrance hall has stairs rising to the first floor landing and sets the scene for a layout that's practical for day-to-day life.

LOUNGE The lounge sits to the front and is made particularly cosy by the addition of a multifuel stove, a feature that gives the room a warm focal point, especially on colder evenings. A bay window allows extra light to flood in and creates a pleasant spot to place furniture.

DINING ROOM Moving through, there's a separate dining room at the rear with patio doors that open directly onto the garden, making this an easy space for enjoying meals with a view or entertaining in the warmer months.

KITCHEN The kitchen has been fitted with a range of wall and base units in a straightforward style, complete with integrated appliances to help keep the space

streamlined and clutter-free. There's a sensible amount of worktop space and storage here, suited to family cooking or baking sessions at the weekend.

LANDING Upstairs, the first floor landing leads to three well proportioned bedrooms.

MASTER BEDROOM The master bedroom has fitted wardrobes running along one wall, taking care of storage needs without eating into the floor space.

BEDROOM TWO Good sized bedroom with storage

BEDROOM THREE Good sized bedroom

SHOWER ROOM The shower room is fitted with a three piece suite in a modern style, making it a clean and simple space for morning routines.

OUTSIDE Outside is where this home really shines. The rear garden has been carefully maintained, laid



mainly to lawn with well-established shrub borders that add a sense of privacy and colour through the seasons. There's a patio area ideal for setting up outdoor seating or a barbecue, along with a greenhouse for anyone with an interest in growing their own. The garden's layout makes it equally suited to relaxing in the sun or letting children play safely within sight of the house.

The local area supports family living well, with plenty of nearby amenities. A short drive brings up a selection of supermarkets, including Morrisons at Catcliffe and Tesco Extra at Rotherham. For larger shopping trips, Meadowhall is around fifteen minutes by car, offering a full range of high street names and dining options. Families will find good local schools in reach, with Sitwell Junior School and Oakwood High School both nearby.

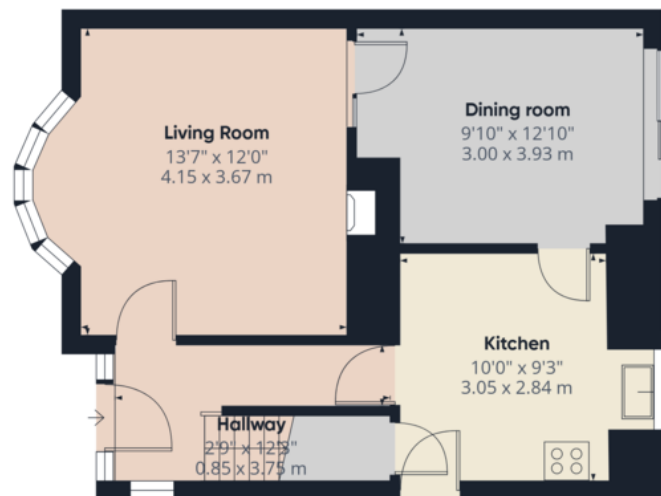
Public transport links are also close at hand, with regular bus services connecting through to Rotherham

town centre and Sheffield. Those commuting by car will find the location ideal for getting onto the M1, M18 or Sheffield Parkway quickly, keeping journeys straightforward whether heading to work or exploring further afield.

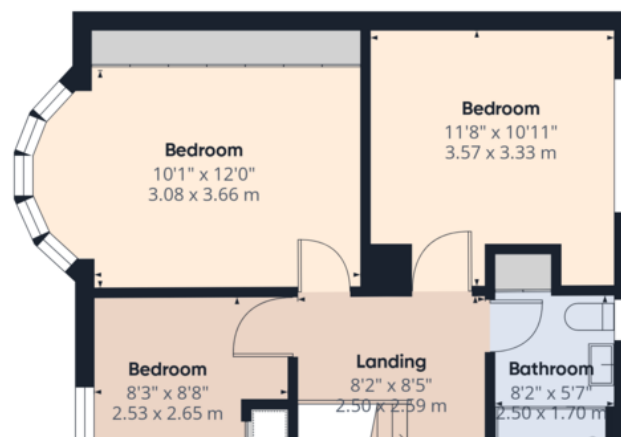


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
923 ft²
85.8 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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