

FOR SALE



Front Street, Treeton
Asking Price Of £200,000


MARTIN&CO



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2 Bedrooms, 1 Bathroom

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- Two bedroom
- Off road parking to rear
- Extended dining kitchen
- Well appointed
- Commuter links

Tucked away in a small courtyard just off the main street in the heart of Treeton, this well-kept mid-terrace offers a practical layout and a few welcome surprises that set it apart from the usual. The property is neatly presented throughout and has been extended to the rear to make way for a more spacious kitchen and dining area. Off-road parking to the rear is a rare find in this part of the village, while the enclosed front patio offers a private outdoor space with a low-maintenance setup.

The lounge sits at the front of the property and has a straightforward, comfortable feel. There's room for both seating and storage without it feeling cramped, and the staircase leading up to the first floor is tucked neatly into one corner, keeping the room open. It connects through to the kitchen at the back, where the layout has been extended to provide a generous dining space.

The kitchen has been fitted with modern shaker-style units in a soft, neutral tone, paired with wooden worktops and a Belfast-style sink that adds a touch of character. Integrated appliances are built in for convenience, and there's ample space for a dining table – ideal for day-to-day meals or entertaining. A rear access door leads directly to the off-road parking area, which is practical for shopping trips and coming home with muddy boots.



Upstairs, the main bedroom overlooks the front courtyard and includes a full wall of fitted wardrobes – useful for keeping everything tucked away and maximising the floor space. The second bedroom sits to the rear and makes a good-sized single, nursery, or home office depending on needs. Both are served by a modern shower room with a clean, white three-piece suite including a walk-in shower enclosure. Outside, the property has a private patio area to the front, enclosed by fencing and walling to create a more defined garden space. It's low-maintenance and gets a decent amount of light throughout the day. At the back, the property benefits from private off-road parking – a key asset in a location where parking can be limited. Treeton is a well-connected village with a strong community feel and easy access to key transport links. Sheffield Parkway and the M1 motorway are both within close reach, offering straightforward routes to Sheffield, Rotherham, and beyond. There are also local bus routes that run through the village, connecting to surrounding areas for work and leisure. Everyday amenities are within easy reach – there's a

Co-op Food in Treeton itself, while larger supermarkets including Morrisons and Asda are just a short drive away in Handsworth and Rotherham. For those with school-aged children, Treeton C of E Primary School is within walking distance and is rated 'Good' by Ofsted. Several other well-rated schools, including Waverley Junior Academy and Brinsworth Academy, are also within easy reach. This property will appeal to a broad range of buyers, including first-time buyers, downsizers, and investors looking for a well-positioned home with good transport access and minimal work required. The modern finish throughout, alongside the extended kitchen and the practical benefit of off-road parking, makes this a strong option for those wanting something ready to move into without compromising on convenience or comfort.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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