

# Crucible Homes



Clough Green  
Rotherham, S61 1TS

£170,000

## Overview

GARAGE AND OFF ROAD PARKING

NO CHAIN

TWO BEDROOMS

TWO RECEPTION ROOMS

IDEAL LOCATION

CLOSE TO ROTHERHAM TOWN  
CENTRE



## Description

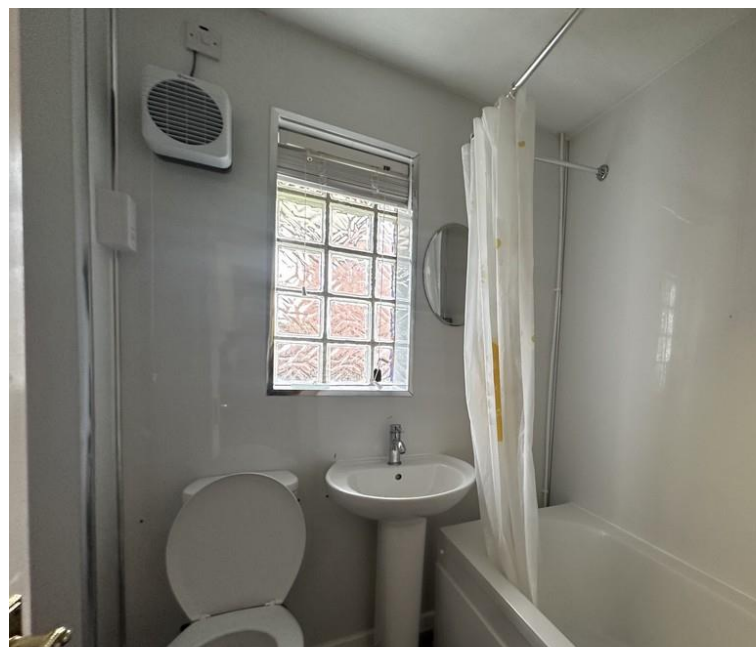
**SUMMARY DESCRIPTION** We present this neutrally decorated 2 bedroom detached bungalow ideally located in Rotherham, close to the town centre.

The accommodation comprises; entrance porch, entrance hallway, large living room, conservatory, modern kitchen, two bedrooms and a bathroom.

The property is sat on a generous plot, with a driveway and garage providing off road parking to the front. To the rear of the home is a large private lawned garden with perimeter fencing. The garden wraps around the side and front of the home too, giving potential to create further off road parking given the necessary consents.

Being ideally located for M1 access, and easy commutes into Sheffield City Centre. The property is a 10 minute drive from Parkgate retail park and within walking distance of Rotherham Interchange.

Call the office today for a viewing as this property won't be around for long.



GROUND FLOOR  
1358 sq.ft. (126.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 1358 sq.ft. (126.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PRS**  
Property Redress Scheme

