

# Crucible

Homes



Gallow Tree Road  
Rotherham, S65 3EF

Asking Price Of  
£230,000



## Overview

Three Bedroom Semi Detached House

Sold with NO ONWARD CHAIN!!

Potential to Improve

Spacious accommodation

Enclosed Rear Garden

Detached garage, workshop, or conversion potential



## Description

GALLOW TREE ROAD, BRECKS, S66 – 3 BED SEMI-DETACHED HOUSE – POTENTIAL TO IMPROVE

Transform this spacious family home into your dream property!

Set in the popular and well-connected area of Brecks, this three-bedroom semi-detached house offers huge potential for modernisation. Perfect for buyers looking for a project or investment, it's packed with space, natural light, and scope to add real value.

### Location Highlights:

Situated in a sought-after residential area, you'll find excellent local schools, shops, and amenities just a short walk away. Easy access to major road links and Rotherham town centre make this a fantastic choice for commuters and families alike.

### Ideal for:

Homebuyers wanting to renovate and personalise their space.

Investors looking for a high-potential property in a desirable location.

Asking Price: £245,000





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors 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 operation or efficiency can be given. Made with Metreplan ©2025

Contact: Crucible Homes to arrange your viewing today – opportunities like this don't come up often! 01709 500 333

**ENTRANCE HALL** A welcoming entrance hall providing direct access to the staircase leading to the second floor. The layout is simple and functional, offering a bright and uncluttered first impression of the home

**LOUNGE** 12' 8" x 12' 9" (3.882m x 3.9m) A cosy lounge featuring characterful ceiling beams that add charm and warmth to the space. The room provides a welcoming atmosphere, ideal for relaxing or entertaining, with plenty of potential to style as a comfortable family living area.

**RECEPTION ROOM** 20' 7" x 9' 0" (6.28m x 2.76m) Generous second reception room – with French doors leading onto the garden, ideal for dining or entertaining.

**KITCHEN** 10' 2" x 9' 3" (3.12m x 2.84m) Ready for a full redesign to suit your style

**BATHROOM** 6' 3" x 5' 10" (1.92m x 1.78m) Consists of bath tub with an overhead shower and pedestal sink

**SEPARATE TOILET ROOM** 2' 3" x 5' 6" (0.7m x 1.7m) separate WC upstairs for convenience.

**BEDROOM** 13' 4" x 8' 5" (4.07m x 2.57m) The bedroom benefits a front facing bay window. The bedroom also benefits from fitted wardrobes, offering ample storage while maximizing floor space and maintaining a clean, uncluttered look.

**BEDROOM 2** 10' 1" x 20' 5" (3.098m x 6.224m) A generously sized second bedroom with rear-facing views overlooking the garden. The room benefits from excellent natural light and offers ample space for furnishings, making it a versatile and comfortable bedroom.

**BEDROOM 3** 8' 2" x 8' 0" (2.5m x 2.44m) A front-facing single bedroom with pleasant views and built-in shelving, providing a practical space ideal for a child's room, guest room, or home office.

