

Crucible Homes



Sandal Court
Rotherham, S61 1RH

Offers in excess of
£330,000

Overview

- Five Bedroom Detached family Residence
- Two Reception Rooms with Electric Blinds
- Two Kitchens with Under- floor Heating
- Feature LED Mood Lighting
- CCTV and Security Alarm System
- Built In Wardrobes to All Bedrooms



Description

Having undergone extensive refurbishment by the current vendors is this substantial five bedroom detached family residence standing at the head of a cul-de-sac. The property benefits from CCTV, security alarm system, central heating system and double glazing. The living accommodation briefly comprises; entrance hall, two large reception rooms, open plan kitchen/family room, a second kitchen, inner hall, WC and stairs to the first floor. The delightful first floor landing gives access to the house bathroom, four double bedrooms with fitted wardrobes, the master having an en suite shower room. Stairs lead to the second floor landing area giving access to the fifth bedroom with fitted wardrobes. The property is accessed via double gates to the shared block paved driveway leading to the rear separate driveway and detached double garage. The property lies within easy reach of Rotherham Town Centre, Meadowhall Shopping Centre and the M1 Motorway Network. An internal viewing is highly recommended to appreciate the accommodation on offer.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		70	79
EU Directive 2002/91/EC			

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		65	75
EU Directive 2002/91/EC			



PRS
Property Redress Scheme



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