



40 Hall Crescent, Spinneyfield, Rotherham, S60 3LQ

**Offers Around £270,000**

A stunning THREE BEDROOM SEMI DETACHED HOUSE appointed to an exceptional standard where no expense has been spared to create an individual family home located in one of Rotherham's most desirable suburbs. The accommodation is complimented by GAS CENTRAL HEATING FROM A COMBI BOILER, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN AND BATHROOM AND A DOUBLE TANDEM GARAGE.

The property is extremely convenient for both Rotherham Hospital and the M1 intersection.

## FRONT ENTRANCE HALL



With uPVC door, small under stairs cupboard and staircase with Oak balustrade and spindles.

## LOUNGE 12'6" x 12'7" (3.82 x 3.85)



The larger measurement excluding the front facing uPVC bay window. 'Minster' style fireplace surround with living flame gas fire, radiator.

## DINING ROOM 9'0" x 9'2" (2.76 x 2.81)



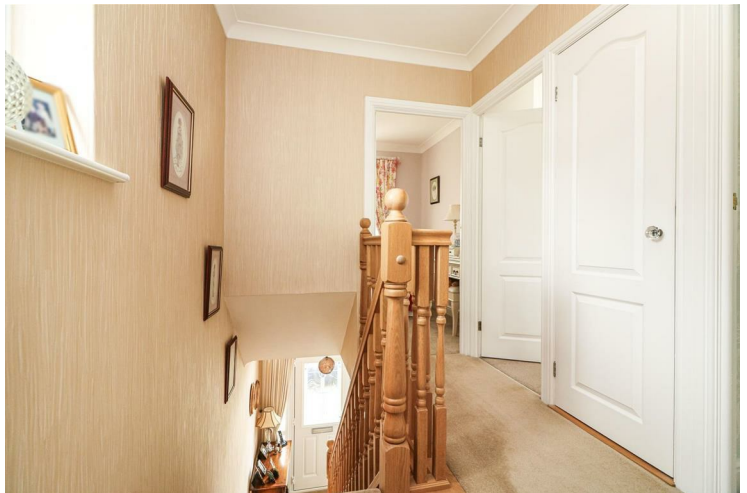
Excluding the rear facing uPVC bay with double doors opening into the rear garden. Radiator

## KITCHEN 9'3" x 8'11" (2.82 x 2.72)



Re-fitted with an extensive range of base and wall units with chrome satin handles and stainless steel sink with monobloc tap set beneath the rear facing uPVC bay window. Integrated 'Neff' hob and oven with high level extractor canopy. Built-in fridge/freezer and dishwasher. Side facing uPVC door. Under stairs Pantry with uPVC window.

## FIRST FLOOR LANDING



With uPVC window and cupboard housing the 'Worcester' gas combination boiler. A pull-down ladder rises to the boarded and carpeted Loft with Velux window and light and power

**FRONT BEDROOM 12'2" x 10'10" (3.73 x 3.31)**



Excluding the uPVC bay window with radiator beneath. Built-in mirrored wardrobes to one wall,

**REAR BEDROOM 12'2" x 9'2" (3.73 x 2.81)**



Excluding the uPVC bay window, radiator and mirror fronted wardrobes.

**FRONT BEDROOM THREE 8'0" x 7'11" (2.44 x 2.43)**



With uPVC bay window, radiator and mirror fronted wardrobe.

**SHOWER ROOM 7'8" x 5'5" (2.36 x 1.67)**



Recently re-fitted with corned glass shower cubicle, vanity wash hand basin with cabinets beneath and close coupled W.C. Two uPVC opaque windows and heated towel rail.

**OUTSIDE**



A long driveway leads past the front garden to the Garage.

To the rear is a tiered garden with sheltered stone flagged patio and steps rising to the two lawns with artificial grass and decked seating area.

**TANDEM GARAGE 31'5" x 9'5" (9.6 x 2.89)**

With remote electrically operated up and over door, light and power and side uPVC door

**MATERIAL INFORMATION**

Council Tax Band 'C'

Tenure: Freehold

## Floor Plan



All measurements are approximate and for display purposes only.

## Area Map



## Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	75
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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