

# Crucible Homes



Bay Tree Avenue  
Rotherham, S66 2PY

Guide price  
£170,000-£180,000

## Overview

SELLING WITH NO ONWARD CHAIN!

FOUR BEDROOMS

SEMI DETACHED HOUSE

GENEROUS SIZE PLOT

RENOVATED TO A HIGH STANDARD

AMPLE PARKING WITH GARAGE



## Description

 Beautifully Renovated 4-Bedroom Semi-Detached Home – Bay Tree Avenue, Flanderwell –  
Guide price £170,000 - £180,000

Step inside this stunningly updated 4-bedroom semi-detached property in the sought-after location of Flanderwell, Rotherham – perfect for families or first-time buyers looking for space and style.

Boasting a high standard of renovation throughout, this home features a spacious open-plan kitchen/diner with brand-new fittings, ideal for modern living and entertaining. The large lounge is warm and inviting, with French doors opening out to a paved patio area finished in elegant Indian stone – perfect for summer evenings.

Upstairs offers four generous bedrooms, giving plenty of flexibility for family, guests, or a home office. The garden is a blank canvas, offering great potential with a bit of TLC to make it your own outdoor haven.

-  Move-in ready
-  Prime location near local amenities and schools
-  Outdoor space with patio – garden ready for your personal touch





Whilst every attempt has been made to ensure the accuracy of the description contained herein, measurements of plots, boundaries, areas and any other items are approximate and the 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, agencies and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metragen ©2022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

EPC: TBC

Council Tax Band: A

Don't miss out! Contact us today to arrange a viewing and make this gorgeous property your next home.

**KITCHEN/DINER** 5.98' x 2.67' (1.52m x 0.61m) A modern kitchen/diner with sleek units in neutral colours and tastefully decorated walls, offering a doorway providing access to the outbuildings and garden

**LOUNGE** 6.00' x 3.5' (1.83m x 0.91m) The lounge is neutrally decorated and newly fitted carpets, featuring double-glazed windows and French doors opening onto the large rear garden

**BEDROOM 1** 3.5' x 3.25' (0.91m x 0.91m) The bedroom benefits from double-glazed windows, newly fitted carpets, and neutral redecoration throughout

**BEDROOM 2** 3.2' x 2.83' (0.91m x 0.61m) The bedroom benefits from double-glazed windows, newly fitted carpets, and neutral redecoration throughout

**BEDROOM 3** 2.56' x 2.50' (0.61m x 0.61m) The bedroom benefits from double-glazed windows, newly fitted carpets, and neutral redecoration throughout

**BEDROOM 4** 2.36' x 2.65' (0.61m x 0.61m) The bedroom benefits from double-glazed windows, newly fitted carpets, and neutral redecoration throughout

**HALLWAY** The front door opens into a hallway providing access to the kitchen, lounge, and staircase

**LANDING** Access to all rooms

**BATHROOM** A modern, stylish fitted bathroom comprising a bathtub with overhead shower and shower screen, WC, and wash hand basin

