



Clifton Crescent South, Clifton Rotherham S65 2AR

welcome to

Clifton Crescent South, Clifton Rotherham

Offered to market is this THREE BEDROOM SEMI DETACHED making the perfect family home. Boasting spacious accommodation throughout with drive & detached garage & beautiful garden/patio areas. The property further offers cellar space, mirror the lounge footprint, ideal for conversion!



Entrance Hall

Having a rear facing double glazed door.

Lounge

14' 5" into chimney breast recess x 14' 5" (4.39m into chimney breast recess x 4.39m)

Having a rear facing double glazed bay window, a side facing double glazed window and a radiator.

Dining Room

14' 5" x 14' 1" (4.39m x 4.29m)

Having a side facing double glazed window & French doors & a radiator.

Kitchen

15' 7" x 8' 7" into recess (4.75m x 2.62m into recess)

Fitted with wall and base units housing the integrated hob & double oven. Having a front facing double glazed window & door and a radiator.

Utility

10' 3" x 6' 3" (3.12m x 1.91m)

Fitted with base units housing the sink & drainer.

Having a front & side facing double glazed window.

Bedroom One

11' 8" into recess x 13' 8" (3.56m into recess x 4.17m)

Having a front & side facing double glazed window, two radiators & a built in storage cupboard.

Bedroom Two

14' 4" into chimney breast recess x 11' 9" (4.37m into chimney breast recess x 3.58m)

Having a side & rear facing double glazed window & two radiators.

Bedroom Three

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath and a separate shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

Outside

Situated on a corner plot having a yard to the front of the property & a lawned garden to the rear with two Indian stone patios & a driveway providing off road parking. Also benefiting from a detached garage.



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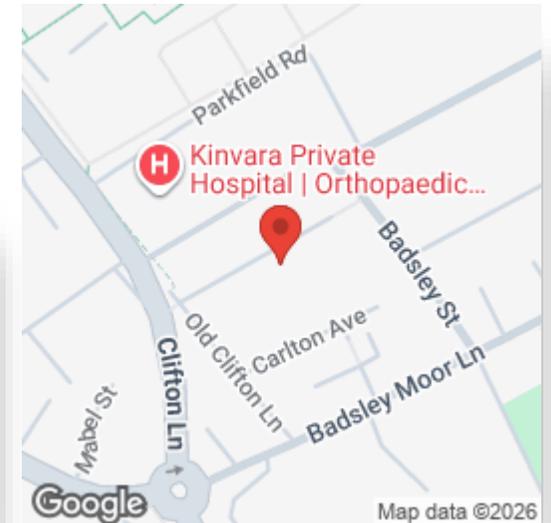
- Three bedroom semi detached property
- Spacious family accommodation
- Large Cellar, offering the footprint of the lounge, and ample head space - ideal for conversion subject to the necessary planning consents being obtained
- Well placed to local amenities & transport links
- Generous sized garden & patio areas

Tenure: Freehold EPC Rating: D

Council Tax Band: C

offers in the region of

£200.000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF116594 - 0004

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william h brown



01709 829935



rotherham@williamhbrown.co.uk



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)