

**FOR SALE**



**Hall Crescent, Rotherham**  
**Asking Price Of £265,000**

  
**MARTIN & CO**



## Hall Crescent, Rotherham

3 Bedrooms, 1 Bathroom

Asking Price Of £265,000

- Semi detached
- Three bedrooms
- Two reception rooms
- Commuter links
- Popular location

Hall Crescent sits within a well regarded part of Rotherham, offering a comfortable and practical layout that suits a wide range of buyers. With strong commuter links close by and everyday amenities within easy reach, this is a home that balances convenience with a settled residential setting. The property is positioned on a pleasant crescent and benefits from a block paved driveway to the front and side, providing useful off-road parking and leading towards the former garage, now utilised as a storage space, workshop or hobby room. The frontage has a neat, low-maintenance feel, while the rear garden offers a more private outdoor space to enjoy throughout the year.

An entrance hall gives access to the ground floor accommodation, with stairs rising to the first floor landing. The bay windowed lounge is situated at the front of the property, creating a bright and comfortable living area with plenty of natural light. The proportions allow for a range of furniture layouts, making it easy to create a relaxed seating space centred around everyday living.

To the rear sits a second reception room currently used as an additional sitting area. This is a versatile space that could suit a number of needs, whether as a formal dining area, playroom or home office. Sliding doors lead through to the conservatory, which



overlooks the rear garden and provides an extra reception space that works well as a morning coffee spot, reading area or informal sitting room. The outlook across the garden gives a pleasant sense of connection to the outside.

The kitchen is fitted with a range of high gloss grey wall and base units, offering a modern finish alongside practical storage. Work surfaces provide ample preparation space, and there is room for essential appliances. Positioned to the rear of the property, the kitchen enjoys views over the garden and sits conveniently close to the dining area, creating a layout that works well for both everyday meals and entertaining.

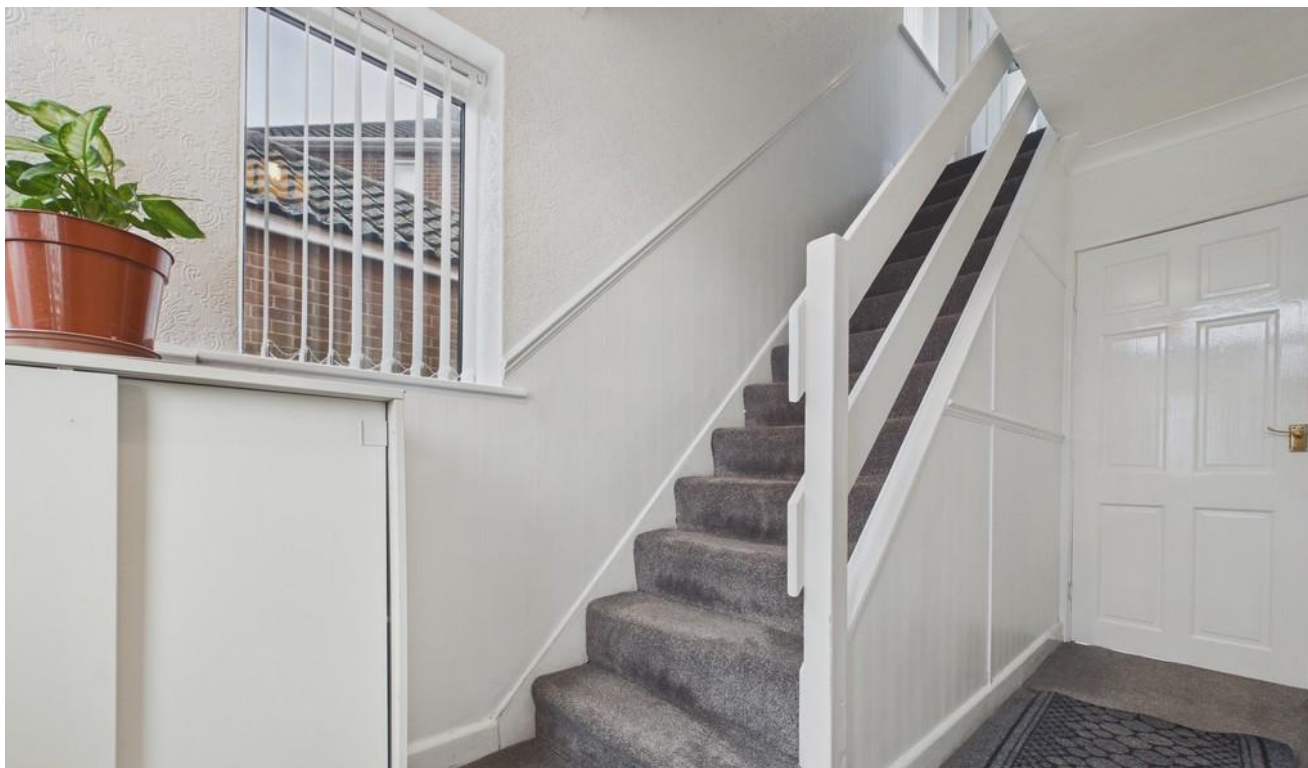
Upstairs, the first floor landing leads to three well-proportioned bedrooms. The main bedroom benefits from fitted wardrobes, providing built-in storage and helping to keep the space organised. The remaining two bedrooms are suitable for children, guests or those needing a home office, with flexibility to adapt as requirements change over time.

The shower room is fitted with a white three piece suite

comprising a walk-in shower, wash hand basin and WC. The clean, neutral finish makes it easy to personalise if desired, while remaining perfectly functional as it stands.

Outside, the rear garden has been arranged to create distinct areas for seating and recreation. A circular patio forms a central feature, offering space for outdoor dining or summer gatherings. Beyond this sits a lawned section, ideal for children or pets, along with a further patio area providing additional seating options. The former garage, now used for storage, a workshop or hobby room, adds another practical element and could suit those requiring extra space for tools, bikes or projects.

Hall Crescent is well placed for access to a range of local amenities. Rotherham Hospital is within close proximity, making this an appealing location for healthcare professionals or those wishing to remain near medical facilities. Everyday shopping needs are catered for by nearby supermarkets including Tesco Extra at Drummond Street and Morrisons at Bramley, while Parkgate Retail Park offers a wider selection of



high street stores and larger outlets.

For families, there are a number of local schools within easy reach, including Sitwell Junior School and Oakwood High School, both serving the surrounding area. The location also benefits from regular public transport links into Rotherham town centre and towards Sheffield.

Commuters are particularly well served, with straightforward access to the M1 and M18 motorway networks, as well as Sheffield Parkway, making travel towards Sheffield, Doncaster and beyond relatively simple. Rotherham Central train station provides rail services to Sheffield, Leeds and other major towns and cities, further enhancing the area's connectivity. Overall, this is a well positioned home offering balanced living space, a practical layout and good access to transport links and local facilities. With its combination of indoor and outdoor space, along with a flexible ground floor arrangement, it is likely to appeal to buyers looking for a property that can adapt to changing needs over time.

### Summary

**ENTRANCE HALL** Having a staircase rising to the first floor landing, dado rail, side facing window and front facing entrance door with side matching windows.

**LOUNGE** With coving to the ceiling, dado rail to half height, arch to the second sitting area and front facing bay window.

**SITTING ROOM / DINING ROOM** Currently used as a second sitting room, original dining room with dado rail, coving to the ceiling and patio doors to the conservatory.

**CONSERVATORY** With side and rear facing windows, side facing French doors and laminate flooring.

**KITCHEN** Refitted with a range of fitted wall and base units in high gloss grey, wall units include extractor

hood. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge freezer, gas cooker point, under stairs storage, rear facing window and side facing entrance door.

**LANDING** With balustrade, dado rail, loft access, storage cupboard and side facing window.

**BEDROOM ONE** A double size room with fitted wardrobes to one wall and front facing bay window.

**BEDROOM TWO** A double size room with rear facing bay window.

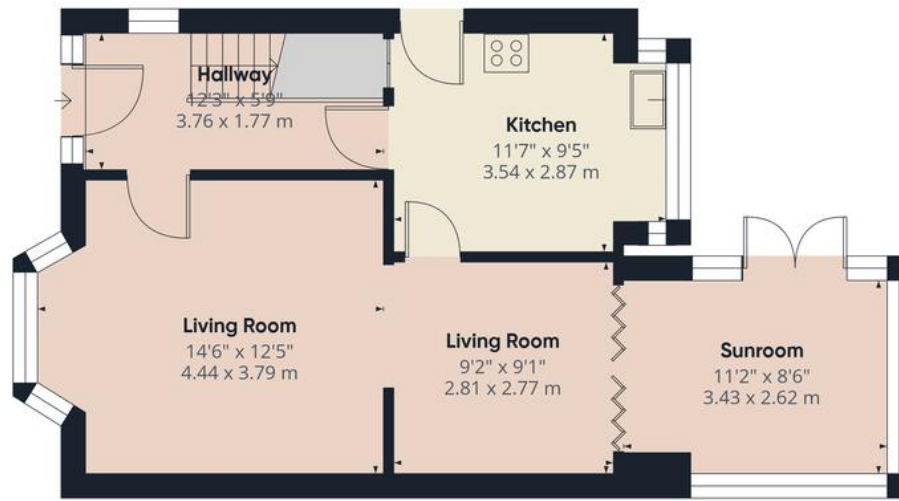
**BEDROOM THREE** A good size single bedroom with built in storage and front facing window.

**SHOWER ROOM** Having a white three piece suite which include a low flush wc, vanity wash hand basin, shower cubicle and rear facing window.

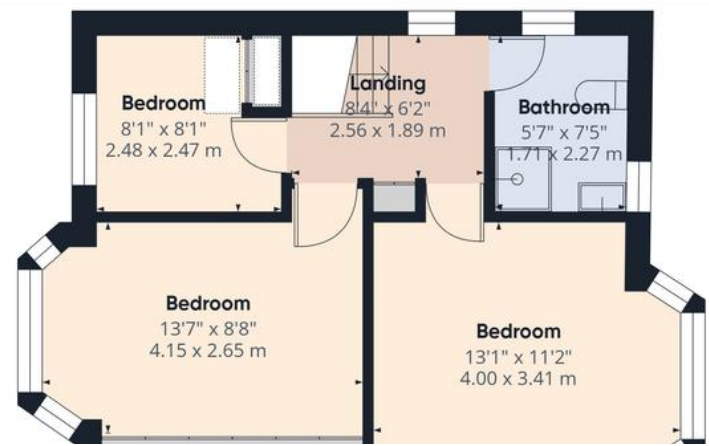


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>  
 954 ft<sup>2</sup>  
 88.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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