



**High Hazel Crescent, Catcliffe Rotherham S60 5SD**

**welcome to**

**High Hazel Crescent, Catcliffe Rotherham**

£200,000 - MODERN LIVING - Situated on a popular development is this three bedroom semi detached making the ideal purchase for the FTB. Boasting well presented & modern decor throughout with off road parking & a low maintenance rear garden...DON'T MISS OUT!!!



**Kitchen / Diner**

Fitted with wall & base units housing the integrated dishwasher with worktops housing the sink & drainer. There is space for a freestanding cooker, fridge/freezer & a washing machine. Having a front facing double glazed window & rear facing double glazed door leading to the garden.

**Lounge**

Having rear facing double glazed patio doors leading to the garden, a radiator & spotlights to the ceiling.

**Utility Room**

Having a front & rear facing door with space & plumbing for the washing machine.

**Downstairs W.C.**

Fitted with a WC & a side facing window.

**Bedroom One**

Having a rear facing double glazed window & a radiator.

**Bedroom Two**

Having a rear facing double glazed window & a radiator.

**Bedroom Three**

Having a front facing double glazed window & a radiator.

**Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a front facing window.

**Outside**

To the front of the property is a drive providing off road parking.

To the rear is an artificial lawned garden with a patio area.



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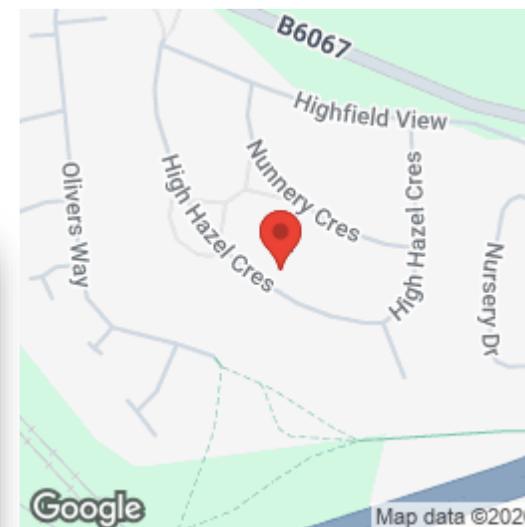
## High Hazel Crescent, Catcliffe Rotherham

- Three bedroom semi detached property - Modern development
- Well presented & spacious throughout
- Well placed to amenities & transport links
- Driveway providing off road parking
- Low maintenance rear garden

Tenure: Freehold EPC Rating: C

Council Tax Band: A

# £200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117015 - 0002

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