



## 12 The Crescent | Thurcroft | Rotherham | S66 9LR

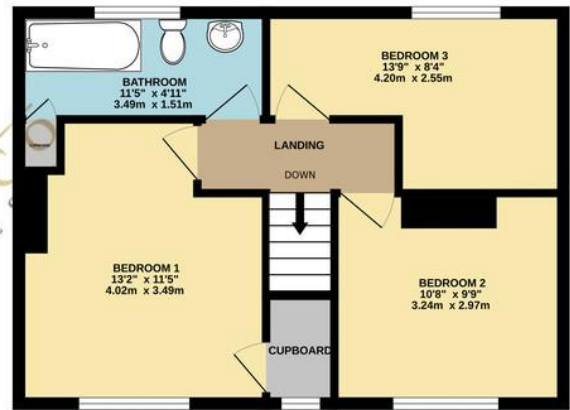
**£140,000**

Bell & Co Estates are excited to present the perfect project opportunity! This spacious three-bedroom semi-detached home in Thurcroft is now available and offers the ideal canvas for someone looking to create their dream family home. In brief, the property comprises a generously proportioned lounge featuring a fire with a brick wall surround, perfect for creating a cosy living space. A separate front-facing dining room offers additional versatile living accommodation, while the rear-facing kitchen provides access to the garden, offering potential to modernise and extend subject to planning. Upstairs, there are three double bedrooms, all offering excellent space and natural light. The family bathroom is fitted with a three-piece suite and provides a functional starting point for refurbishment. Externally, the property boasts a large front garden with the potential to be converted into an expansive driveway, as well as side gate access leading to the rear garden. The rear features a patio area and a grassed lawn, offering a private outdoor space ideal for relaxing, entertaining, or landscaping to suit your vision. With endless potential to add value and make it truly your own, this property represents a fantastic opportunity for first-time buyers, investors, or those looking for a rewarding project. Close to all local amenities, transport links and schools, this property is in a prime location. Call Bell & Co Estates today to arrange your viewing and see the possibilities for yourself.



GROUND FLOOR  
442 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA : 888 sq.ft. (82.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no 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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements