



48 Holly Crescent | Sunnyside | S66 3PL

Guide Price £170,000 to £180,000

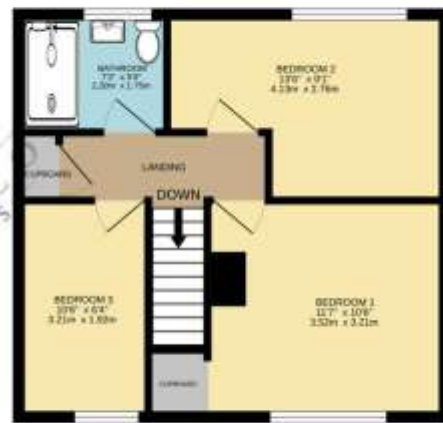
Bell & Co Estates are delighted to present to the market this three-bedroom semi-detached home which offers well-proportioned accommodation, generous outdoor space and excellent potential to make a home of your own, situated in the popular area of Sunnyside. The ground floor comprises a welcoming entrance, a spacious open-plan kitchen and lounge/diner, providing a practical and sociable space for everyday living and entertaining. The kitchen offers ample worktop and cupboard space and plenty of room for cooking and storage, while the lounge/diner provides a sufficient amount of space to relax and entertain. To the first floor are three generous bedrooms, including two well-sized double bedrooms and a third bedroom, ideal for a child's room, home office or dressing room. A modern family bathroom and landing complete the upstairs accommodation. Externally, the property benefits from an attractive front approach with a generous, gravelled area. A particular highlight is the outdoor space, with gardens to both the side and rear, offering excellent scope for outdoor dining, relaxing and family activities. Conveniently located in Sunnyside, the property would make an ideal purchase for first-time buyers, growing families or those looking for a home with versatile living space and outdoor potential. Early viewing is highly recommended to appreciate the space and potential this property has to offer. Contact Bell & Co Estates Now!



GROUND FLOOR
398 sq.ft. (37.0 sq.m.) approx.



1ST FLOOR
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq.ft. (74.4 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 guidance 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 operation or efficiency can be given.
Made with Metagor 1/2020

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48 Holly Crescent
Sunnyside
ROTHERHAM
S66 3PL

Energy rating

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Valid until
18 October 2036

Certificate number
2190-1511-1106-2989-9491

Property type Semi-detached house

Total floor area 77 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are 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