





Rother Crescent,Treeton ROTHERHAM S60 5QY

Not for marketing purposes INTERNAL USE ONLY

welcome to

Rother Crescent, Treeton ROTHERHAM

ROTHER DELIGHT! This three bedroom semi comes with a conservatory, Utility room, off road parking and a beautifully appointed garden. CALL TODAY TO VIEW!













Agents Note
"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."

Entrance
The property is accessed via the rear and a side facing door in the utility room

Lounge
The spacious lounge has a front facing double glazed window and radiator. With doors leading into dining room.

Dining Room
The dining room has radiator and sliding patio door leading into the conservatory.

Kitchen
The well presented kitchen has a range of modern base and wall units, sink and drainer, Integrated hob, oven and extractor fan. There is space for a fridge freezer, a front facing window and radiator.

Downstairs Wc
Located off the kitchen with a WC and built in hand wash basin.

Utility Room
The utility has a side facing door and rear facing window, and plumbing for a washing machine and tumble dryer.

Landing
With a side facing window and loft access.

Bedroom One
The master bedroom has a front facing double glazed window and radiator.

Bedroom Two
Bedroom two has a rear facing double glazed window and radiator. There is also access to the attic.

Bedroom Three
The third bedroom has a front facing double glazed window and radiator.

Bathroom
The family bathroom has a front facing double glazed window, enclosed shower cubicle, WC and hand wash basin and a radiator.

Outside
To the front of the property is a driveway for multiple cars.

To the rear of the property is a patio, enclosed lawn and a garage for either a small car or storage and also has space for parking to the rear of the property via an access road.

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Rother Crescent, Treeton ROTHERHAM

- Three bedrooms
- Semi-detached
- Two reception rooms
- Conservatory
- Utility Room

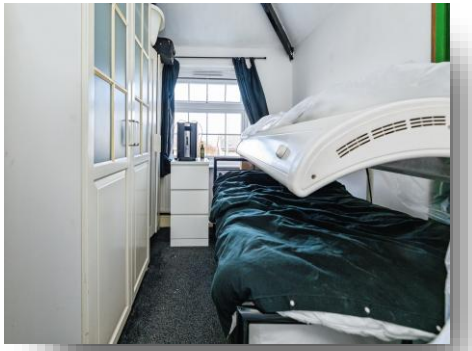
Tenure: Freehold EPC Rating: Awaited
Council Tax Band: A

offers over

£180,000









Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
RTF117787 - 0003

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