



Coal Crescent, Treeton Rotherham S60 5FY

welcome to

Coal Crescent, Treeton Rotherham

GUIDE PRICE £210,000 - £220,000 - CONSIDER YOURSELF AT HOME! - This beautiful three bedroom semi detached is offered to market making the perfect purchase for the FTB. Boasting move in ready accommodation with off road parking & a low maintenance rear garden...ARRANGE YOUR VIEWING!!!



Agents Note

First time buyers only, age limits apply. Ask branch for further details.

Lounge

Having a front facing double glazed window & a radiator.

Downstairs W.C

Fitted with a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & fridge/freezer with worktops housing the sink & drainer. There is also space & plumbing for a washing machine. Having a rear facing double glazed window & patio doors leading to the garden, a radiator, spotlights & a built in storage cupboard.

Landing

Having a radiator & providing entry to the loft.

Bedroom One

Having a front 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 rear facing double glazed window & spotlights to the ceiling.

Outside

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

To the rear is a well presented & low maintenance

lawned garden with a patio, a deck & built in BBQ.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Coal Crescent, Treeton Rotherham

- Three bedroom semi detached property
- Well presented throughout - move in ready
- Ideal purchase for the FTB - with NHBC warranties
- Driveway providing off road parking
- Rear garden with patio & deck

Tenure: Freehold EPC Rating: B

Council Tax Band: B

guide price

£210,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115658 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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