

**FOR SALE**



**Francis Crescent North, Rotherham**  
**Guide Price £220,000**

  
**MARTIN & CO**





## Francis Crescent North, Rotherham

3 Bedrooms, 1 Bathroom

**Guide Price £220,000**

- Three bedrooms
- Two reception rooms
- Enclosed rear garden
- Drive and garage
- Sought-after location

GUIDE PRICE £220,000 - £230,000. Located in the highly sought-after area of Rotherham, Francis Crescent North stands proudly elevated from pavement level. This deceptively spacious, three-bedroom semi-detached family home offers a unique blend of charm and functionality making it an ideal choice for a variety of buyers. The property's prime location provides easy access to local amenities, public transport, and excellent commuter links, making it a must-see.



As you enter the property, you are greeted by a welcoming front entrance porch that leads into a spacious hall. The dining room, currently utilized as a work space, offers flexibility for various uses. The rear-facing lounge featuring patio doors, opens directly to the delightful rear garden creating a perfect space for relaxation and entertainment. The kitchen is well-appointed with beech-effect wall and base units complete with an oven, hob, extractor and integrated dishwasher, ensuring a functional and stylish cooking environment.

Ascending to the first floor, you will find three generously sized bedrooms, each providing ample space for family living. The family bathroom, complemented by a separate WC, adds convenience

for the household.

Externally the property boasts a drive to the side leading to a single garage which has light and power. The front of the house provides additional parking. The enclosed rear garden is a highlight, featuring a patio area, a raised lawn with mature borders and hedging, a vegetable plot, and a further patio area, perfect for outdoor activities and gardening enthusiasts.

Situated in Rotherham, the property benefits from proximity to a range of local amenities, including shops, schools, and parks. Excellent public transport links and commuter routes make travelling easy and convenient. This property is not just a home; it's a lifestyle, offering space, comfort, and accessibility. Don't miss out on this fantastic opportunity to own a beautiful family home in a prime location.

**ENTRANCE PORCH** Having a side facing entrance door, tiled flooring, front and side facing windows.

**ENTRANCE HALL** A generous size entrance hall with a staircase rising to the first floor landing. With laminate flooring and side facing window.

**RECEPTION ROOM** A flexible room currently used as a workroom, could be a second sitting room or dining room. The focal point of the room is the feature fire surround and there are two front facing windows.

**LOUNGE** A rear facing lounge which looks out to the rear garden. The focal point of the room is the feature fire surround and patio doors open to the garden.

**KITCHEN** With a range of fitted wall and base units in beech effect with oven, hob and extractor hood. Base units are set beneath worktops which include a single bowl sink, space for fridge freezer, plumbing for washing machine, integrated dishwasher, under stairs storage. There is a tiled floor, tiled splash backs, rear facing window and side facing entrance door.





**LANDING** A spacious landing, with side facing window, access to the insulated and part-boarded loft, and built-in storage housing the combi central heating boiler.

**BEDROOM ONE** A double size bedroom with front facing window which offers far reaching views.

**BEDROOM TWO** A double size room overlooking the rear garden.

**BEDROOM THREE** A good size single room with built in storage cupboard and front facing window offering far reaching views.

**BATHROOM** With a white two piece suite comprising a vanity wash hand basin, bath with shower set over, extractor fan, decorative wall boarding and rear facing window.

**WC** With a low flush WC, decorative wall boarding and side facing window.

**OUTSIDE** There is a drive to the side of the property which leads to the single garage, recently re-roofed. There is further parking to the front with mature hedging. To the rear is an enclosed garden with paved patio, raised lawn with mature shrubs and trees. A vegetable plot with fruit bushes and further patio area.

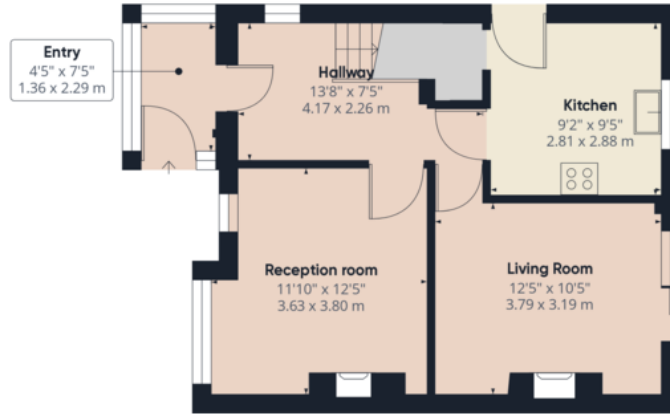


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		

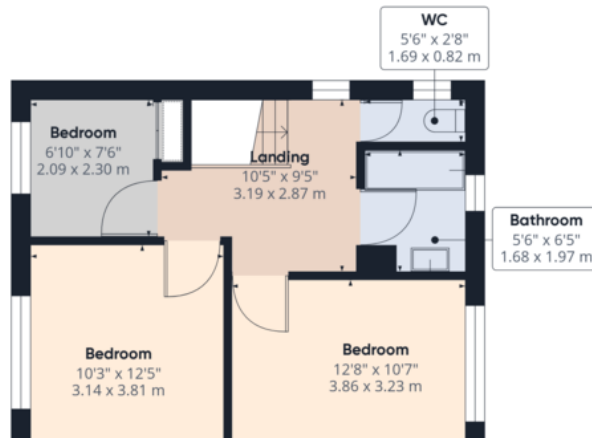








Ground Floor



Approximate total area<sup>(1)</sup>  
 929.59 ft<sup>2</sup>  
 86.36 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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