

FOR SALE



Clifton Park Rise, Clifton
Asking Price Of £130,000

MARTIN&CO



Clifton Park Rise, Clifton

2 Bedrooms, 1 Bathroom

Asking Price Of £130,000

- Semi detached
- Two bedrooms
- No chain
- Drive
- Cul de sac

Discover the ideal blend of comfort and convenience in this charming two-bedroom semi detached. This no-chain property is advantageously located in a cul-de-sac, offering easy access to local amenities, public transport, and Rotherham Town Centre.

Step inside to find an entrance hall leading to a spacious lounge, perfect for family gatherings and relaxation. The ground floor also features a convenient cloakroom and a dining kitchen, which is equipped with modern fitted units. French doors open to a garden.

Venture upstairs to discover two generously sized bedrooms. Additionally, a family bathroom with a three-piece suite complements the upper floor, ensuring ample space and comfort for family living.

Externally, the property does not fail to impress with its lawn and a driveway. The rear garden features a patio area and lawn that is ideal for relaxation and entertainment, creating a perfect outdoor space for all occasions.

This property is perfectly suited for a variety of buyers who are seeking a blend of style, functionality, and a prime location."



ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge and front facing entrance door.

LOUNGE A good size lounge with front facing window.

CLOAKROOM With a two piece white suite comprising of a low flush w.c, wash hand basin and tiled splash back.

DINING KITCHEN Having a range of fitted wall and base units in high gloss cream, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, single bowl sink, plumbing for washing machine, space for fridge freezer, tiled splash backs, rear facing window and rear facing French doors to the garden.

LANDING With access to all bedrooms and bathroom.

BEDROOM ONE With front facing window and built in

wardrobe.

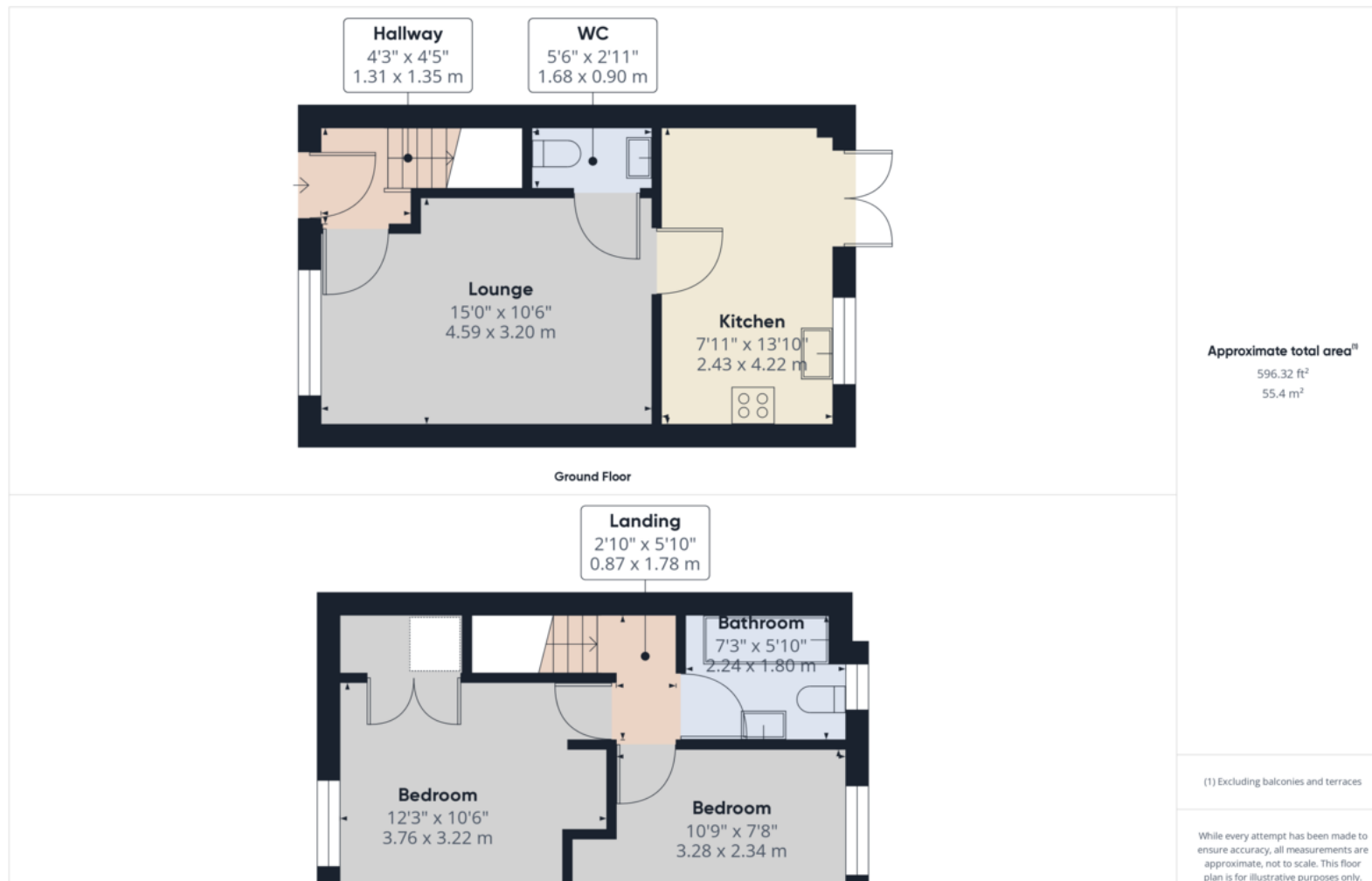
BEDROOM TWO With rear facing window.

BATHROOM Having a white three pieces suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled splash backs and rear facing window.

OUTSIDE There is a drive to the side with lawn to front. To the rear is a lawn and patio.



Score	Energy rating	Current	Potential
92+	A		97 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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