

FOR SALE



Parkstone Crescent, Hellaby
Asking Price Of £199,950


MARTIN & CO

Parkstone Crescent, Hellaby

3 Bedrooms, 1 Bathroom

Asking Price Of £199,950

- Semi detached
- Three bedrooms
- Two reception rooms
- Drive and garage
- Commuter links

Viewing is a must to appreciate this extended, three bedroom semi detached family home. Located in this popular location which gives access to local amenities, commuter links and transport links. The property would suit a varied purchaser and in brief comprises of front entrance porch. Entrance hall with stairs to the first floor landing. Bay windowed dining room with feature fire surround. Lounge with dual aspect windows. Refitted kitchen with wall and base units and integrated appliances. First floor landing two double bedrooms, both with fitted furniture. Single bedroom three. Modern bathroom with a white three piece suite. Outside there is a lawn garden to front, drive and single garage. To the rear is a patio area, lawn and borders.

ENTRANCE PORCH With front facing window, side facing entrance door and door to the entrance hall.

ENTRANCE HALL With stairs rising to the first floor landing.

DINING ROOM With coving to the ceiling. The focal point of the room is the feature fire surround housing the living flame gas fire and front facing bay window.

LOUNGE A generous size room with coving to the



ceiling, under stairs storage, side and rear facing windows with double doors to the kitchen.

KITCHEN With a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a 5 ring gas hob, single bowl sink, plumbing for washing machine, space for tumble dryer, integrated dishwasher, integrated fridge freezer, eye level oven and integrated microwave, tiled splash backs, side facing entrance door and rear facing window.

LANDING With access to the loft and side facing window.

BEDROOM ONE A double size bedroom with fitted wardrobes to one wall, dressing table and front facing bay window.

BEDROOM TWO A double size room with fitted wardrobes to one wall and rear facing window.

BEDROOM THREE A single size room with front facing window.

BATHROOM With a contemporary white three piece suite which comprises of vanity wash hand basin, w.c, bath with shower over, tiled walls, downlights to the ceiling and rear facing window.

OUTSIDE To the front of the property is a lawn garden. Drive to the side leading to the single garage. To the rear is a paved patio, generous size lawn with borders.





| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 63 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.