

FOR SALE



Clifton Park Rise, Clifton
Asking Price Of £165,000


MARTIN & CO



Clifton Park Rise, Clifton

3 Bedrooms, 1 Bathroom

Asking Price Of £165,000

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

Discover the ideal blend of comfort and convenience in this charming three-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 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 three 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."



LOUNGE A generous size lounge with a spindled staircase rising to the first floor landing with under stairs storage. Front facing window and front facing entrance door.

INNER LOBBY With door to the dining kitchen and cloakroom.

CLOAKROOM With a white two piece suite which comprises of a low flush w.c., wash hand basin with 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 bedrooms and bathroom.

BEDROOM ONE A double size room with two front facing windows.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A good size single bedroom with rear facing window.

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

OUTSIDE To the front is a lawn with drive to the side. To the rear is a lawn garden.





Score	Energy rating	Current	Potential
92+	A		96 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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