

FOR SALE



**Oxford Street, Clifton
Guide Price £180,000**

MARTIN&CO



Oxford Street, Clifton

3 Bedrooms, 1 Bathroom

Guide Price £180,000

- Semi detached
- Extended
- Drive and garage
- Three bedrooms
- Popular location

GUIDE PRICE £180,000 - £190,000. This extended three-bedroom semi-detached home is in a sought-after part of Clifton, offering convenient access to local amenities, green spaces, and transport links. With well-proportioned rooms, practical living spaces, and a generous rear garden, the property is well suited to a variety of buyers.

The property opens into a welcoming entrance hall, where a spindled staircase leads to the first floor. To the front, the bay-windowed lounge provides a comfortable living area, complete with an electric fire set within a feature surround. The extended dining kitchen is a highlight of the home, offering a range of fitted wall and base units, integrated appliances, and a designated snug area-perfect for relaxed family time. French doors open directly onto the rear garden, allowing for an easy transition between indoor and outdoor spaces.

Upstairs, the first-floor landing gives access to three well-sized bedrooms. The main and second bedroom benefit from fitted wardrobes, providing useful storage. A modern four-piece family bathroom, finished in white, includes a bath, separate shower, washbasin, and WC.

Externally, the property enjoys off-road parking to the front, along with a lawned garden area. A garage provides additional parking or storage space. The rear



garden is split into a paved patio area and a lawn, with steps leading down to the lower section, creating a functional and appealing outdoor space.

The location offers excellent convenience, with Rotherham town centre just a short distance away for a variety of shops, cafes, and restaurants. Clifton Park, a well-regarded local attraction, provides green space, a museum, and a play area, ideal for families.

Supermarkets such as Tesco Extra, Aldi, and Asda are within easy reach, making everyday shopping straightforward. Transport links are strong, with Rotherham Central train station providing connections to Sheffield, Doncaster, and beyond. The M1 motorway is also accessible for commuters. Well-rated local schools, including Clifton Community School and St. Ann's Junior and Infant School, add further appeal to this well-placed home.

This is a well-presented and extended home offering comfortable living spaces and a convenient location, making it an excellent choice for a range of buyers.

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

LOUNGE With coving to the ceiling and laminate flooring. the focal point of the room is the wall mounted electric fire and front facing bay window.

DINING KITCHEN Extended kitchen / dining / sitting room. kitchen area has a range of fitted wall and base units in white. Base units are set beneath contrasting worktops which include a single bowl sink, hob, oven, integrated washing machine, integrated dishwasher, tiled splash backs, laminate flooring, cupboard housing the central heating boiler. Sitting area having rear facing French doors to the garden and laminate flooring. Rear lobby with side facing entrance door to the garden, laminate flooring and rear facing window.

LANDING With spindled balustrade and side facing window.



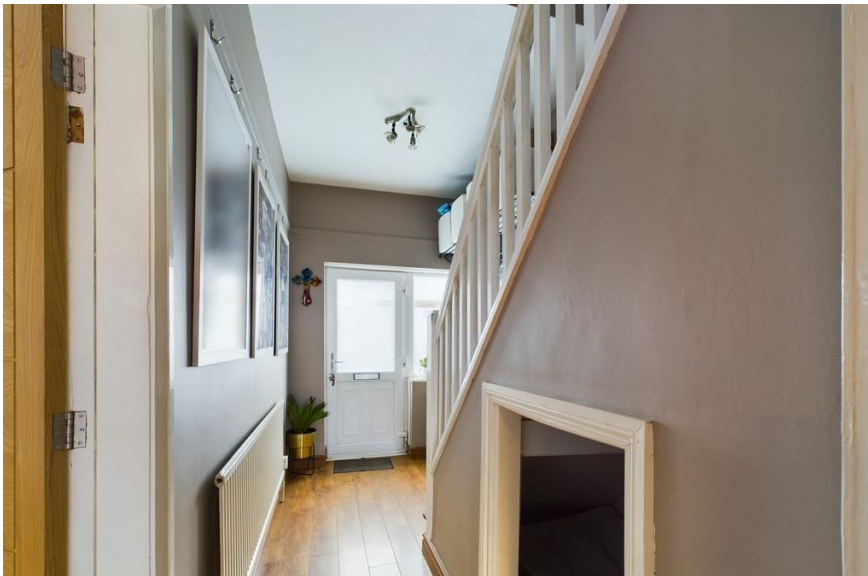
BEDROOM ONE A generous size, extended double bedroom. Having a range of fitted wardrobes to one wall and rear facing window.

BEDROOM TWO A double size room with coving to the ceiling. With built in wardrobes and front facing bay window to the front.

BEDROOM THREE A single size room with boarded loft access and front facing window.

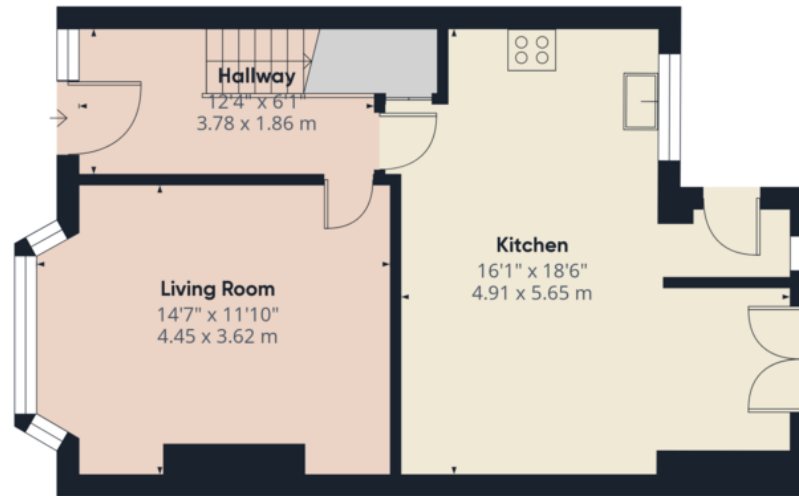
BATHROOM A generous size bathroom with a white four piece suite with downlights to the ceiling. The suite comprises of a a low flush w.c, vanity wash hand basin, bath, shower cubicle, tiled walls and rear facing window.

OUTSIDE To the front of the property is a lawn garden, drive providing off road parking which leads to the garage. The rear garden has a paved patio and steps down to the lawn.

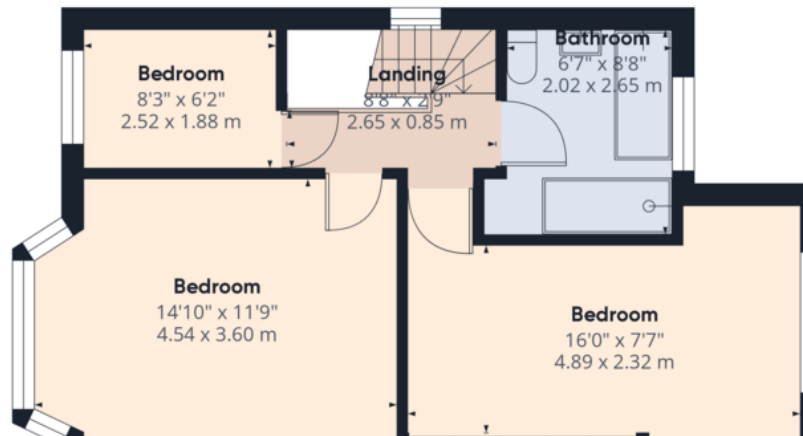


Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
962.61 ft²
89.43 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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.