

**FOR SALE**



**Clifton Grove, Clifton**  
**Guide Price £125,000**

  
**MARTIN&CO**





## Clifton Grove, Clifton

3 Bedrooms, 1 Bathroom

Guide Price £125,000

- Mid terrace
- Three bedrooms
- Poplar Location
- Larger than average garden
- Dining kitchen

GUIDE PRICE £125,000 - £135,000. Tucked away in a well-connected part of Clifton, this three-bedroom mid-terrace home is ideally placed for access to Rotherham town centre, Clifton Park, and a range of local amenities. Offering a traditional layout, the property features a well-sized lounge with a feature fire surround, providing a central focal point. From here, an inner hall leads to the dining kitchen, which is fitted with a range of wall and base units, an oven, hob, and extractor, along with space for appliances. The first-floor landing provides access to three well-proportioned bedrooms and a family bathroom, complete with a white three-piece suite. The property benefits from outside space both at the front and rear. A buffer garden sits at the front, adding privacy from the pavement. To the rear, the generous garden offers a mix of a pebbled area, a patio space, and a lawn with planted borders. This outdoor space provides plenty of potential for gardening, entertaining, or simply relaxing in the warmer months. Clifton is a popular location thanks to its strong transport links and proximity to essential amenities. Rotherham town centre is within easy reach, providing access to a wide range of shops, restaurants, and entertainment options. For grocery shopping, Tesco Extra and Asda Rotherham are both nearby, along with smaller local convenience stores. Clifton Park,





just a short walk away, is a major attraction in the area, offering green open spaces, a museum, play areas, and sports facilities.

Families will appreciate the choice of local schools, including St. Ann's Junior and Infant School and Clifton Community School, both of which are within walking distance. Transport links are excellent, with regular bus services running nearby and Rotherham Central train station just a short drive away. The property also benefits from good road connections, with easy access to the A630 and M1 motorway for those commuting to Sheffield, Doncaster, or beyond.

With its well-sized accommodation, generous garden, and convenient location, this property will appeal to a variety of buyers, from first-time buyers to those looking for an investment opportunity.

**LOUNGE** A good size lounge which has coving the ceiling. The focal point of the room is the feature fire surround, front facing window and front facing entrance door.

**INNER HALL** With stairs rising to the first floor landing.

**DINING KITCHEN** With coving to the ceiling and a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, oven, hob, extractor hood over, plumbing for washing machine, space for fridge, rear facing window and rear facing entrance door.

**LANDING** With access to all bedrooms and bathroom.

**BEDROOM ONE** A good size room with rear facing window.

**BEDROOM TWO** A good size room with front facing window.

**BEDROOM THREE** A good size single room with front facing window.

**BATHROOM** Having a white three piece suite which



comprises of vanity ash hand basin, bath with shower over, w.c, tiled splash backs and rear facing window.

OUTSIDE To the front of the property is a forecourt style garden. To the rear is a larger than average garden with pebbled, patio area, generous lawn with borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		90 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		







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