

FOR SALE



Station Road, Treeton
Guide Price £240,000


MARTIN & CO



Station Road, Treeton

4 Bedrooms, 1 Bathroom

Guide Price £240,000

- Semi detached
- Four bedrooms
- Two reception rooms
- Commuter links
- Popular location

GUIDE PRICE £240,000 - £250,000. Positioned along Station Road in the well regarded village of Treeton is this four bedroom, villa style semi detached home, offering a blend of period character and more modern touches. The property provides generous accommodation across three floors, with a layout that suits both everyday living and entertaining, while still retaining features that reflect its original style. An internal viewing gives a clearer sense of the space and detail on offer.

The approach is via a forecourt style garden which sets the property slightly back from the road, adding to its overall presence. Entry leads into a welcoming hallway where a spindled staircase rises to the first floor, complemented by decorative panelling that adds a sense of character from the outset.

The main lounge sits to the front, centred around a bay window which allows for good natural light. A feature fire surround acts as a focal point within the room, giving it a traditional feel that contrasts well with the overall finish. A separate dining room is positioned to the rear, benefiting from dual aspect windows that create a bright and balanced space. Another feature fire surround continues the theme of period detailing, making this an ideal setting for more formal dining or gatherings.

The kitchen is fitted with an extensive range of wall



and base units, offering plenty of storage and worktop space. The layout supports day to day use while leaving scope for further enhancement if required. From here, access leads through to a side lobby which in turn provides entry to a useful utility area and ground floor w.c., adding practicality to the home.

The first floor landing continues the sense of character with a spindled balustrade and gives access to three bedrooms. The main bedrooms are well proportioned, each offering flexibility depending on requirements, whether for sleeping accommodation, workspace, or additional dressing space. Bedroom four is accessed via a staircase from the landing. The family bathroom is fitted with a four piece suite, including both bath and separate shower, supporting the needs of a busy household.

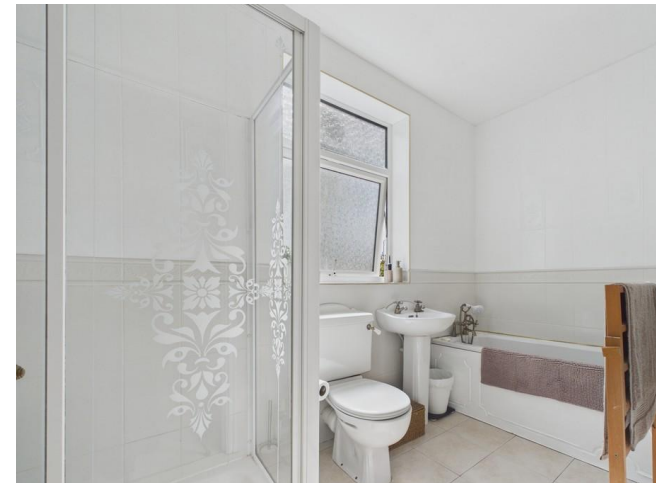
Externally, the rear garden is enclosed and designed for ease of maintenance. A paved patio area provides space for seating, while the pebbled sections are complemented by mature shrubs that add some greenery without requiring extensive upkeep. There is also a timber harbour, offering additional outdoor

storage.

Treeton continues to be a popular choice for buyers seeking a balance between village surroundings and accessibility. Local amenities include a convenience store, post office, and a selection of takeaway options, while more extensive shopping facilities can be found nearby at Morrisons in Catcliffe and the retail offerings at Meadowhall Shopping Centre, which is only a short drive away.

The area is also well placed for schooling, with Treeton Church of England Primary School within the village and additional options available in neighbouring areas. For those needing to commute, the property is ideally located for access to the M1 and M18 motorway networks, as well as the Sheffield Parkway, making travel towards Sheffield, Rotherham, and beyond straightforward. Public transport links are also available, connecting Treeton to surrounding towns and cities.

Overall, this is a property that combines space, character, and a convenient setting, making it suitable for a range of buyers looking for something with a bit



more individuality while still being practical for everyday living.

ENTRANCE HALL A fabulous entrance hall with coving and rose to the ceiling. A dado rail to half height, a barley twist spindled staircase rises to the first floor landing with decorative paneling, door with access to the cellar and front facing entrance door.

LOUNGE A generously proportioned lounge with coving and rose to the ceiling. The focal point of the room is the feature fire surround housing the gas fire. With two wall light points, decorative arched alcoves to the side of the chimney breast and front facing bay window.

DINING ROOM With coving and rose to the ceiling. With dado rail to half height. The focal point of the room is the feature fire surround housing the gas fire, dual aspect windows to the front and side.

KITCHEN Having a range of fitted wall and base units, wall units include glass fronted display cabinets and open fronted units. Base units are set beneath worktops which include a one and a half bowl sink, space for fridge freezer, space for range style cooker, wine rack, tiled splash backs and rear facing window.

SIDE HALL With tiled floor, door to utility room and side facing entrance door.

UTILITY ROOM / WC Having a low flush w.c, vanity wash hand basin, a worktop with plumbing for washing machine beneath, tiled floor, central heating boiler and rear facing window.

FIRST FLOOR LANDING Having coving to the ceiling, dado rail to half height, spindled balustrade with barley twist spindles, access to three bedrooms, bathroom and attic bedroom four.

BEDROOM ONE An impressive master bedroom with oodles of space, coving to the ceiling, dado rail to half height and two front facing windows..

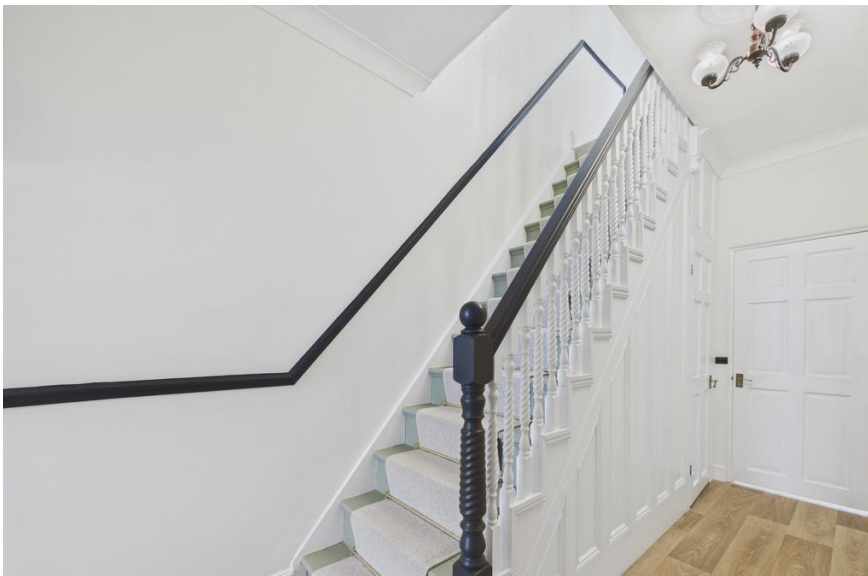
BEDROOM TWO A larger than average double size bedroom with coving to the ceiling, dado rail to half height and rear facing window.

BEDROOM THREE Currently used as a study with coving to the ceiling, dado rail to half height and side facing window.

FAMILY BATHROOM With a white four piece suite which comprises of a low flush w.c, wash hand basin, bath, separate double shower cubicle, tiled walls, tiled floor and rear facing window

SECOND FLOOR

ATTIC BEDROOM FOUR A stunning space with eaves storage, balustrade, beams to the ceiling and two rear facing windows



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		





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