



**HUNTERS**<sup>®</sup>  
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67 Treetown Crescent, Treeton, Rotherham, S60 5QD

TREETOWN C

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Asking Price £110,000

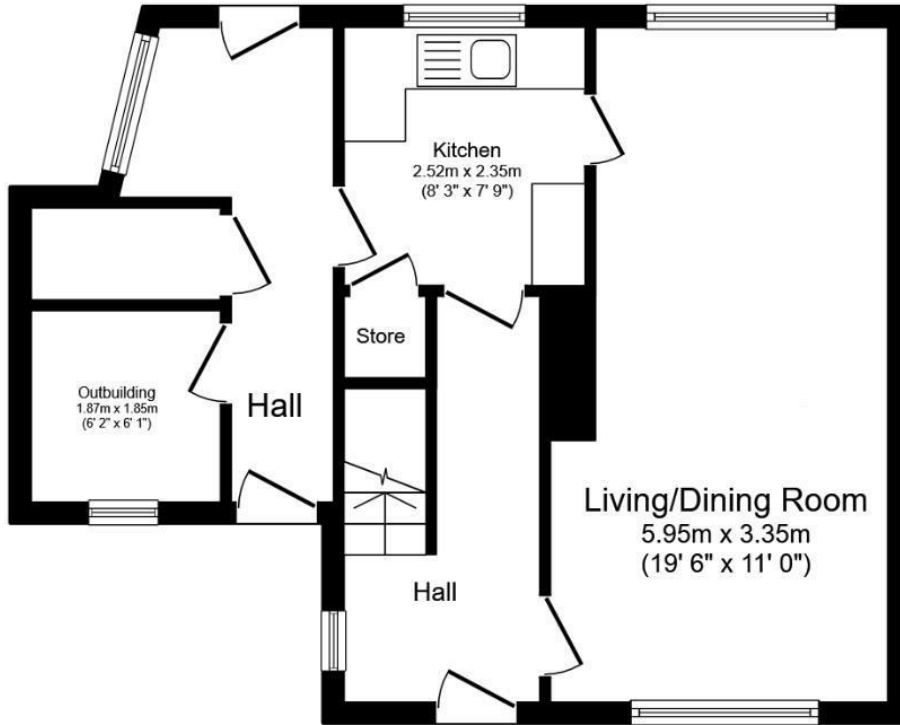
Available with NO CHAIN, this two double bedroom semi-detached home is situated in the highly sought-after residential area of Treeton.

Offering fantastic potential, this former family home would benefit from a programme of modernisation, making it an ideal opportunity for first-time buyers looking to create their perfect home, or investors seeking a rewarding project.

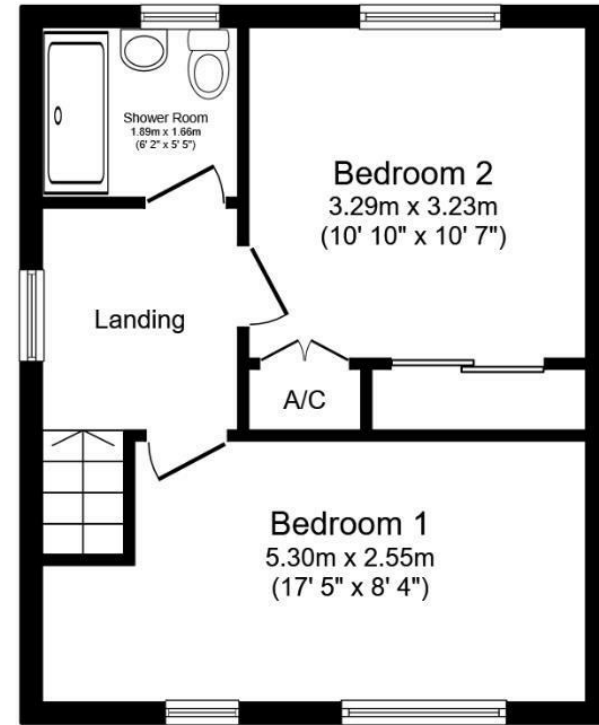
The accommodation briefly comprises: entrance lobby, a spacious living room, and a kitchen with a side lean-to extension incorporating useful outbuildings. To the first floor, the landing leads to two generous double bedrooms and a wet room. Externally, the property enjoys gardens to both the front and rear.

Treeton provides a charming village feel while still benefiting from a range of local amenities and reputable schools. It is conveniently positioned close to Meadowhall Shopping Centre and offers excellent motorway links, making it perfect for commuters.

Hunters Swallownest 45 Worksop Road, Sheffield, S26 4WA | 0114 258 0111  
swallownest@hunters.com | www.hunters.com



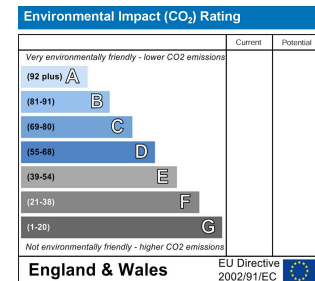
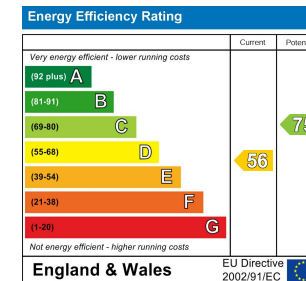
**Ground Floor**  
Floor area 43.7 sq.m. (470 sq.ft.)



**First Floor**  
Floor area 34.9 sq.m. (375 sq.ft.)

Total floor area: 78.6 sq.m. (846 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)



**General Remarks**  
GENERAL REMARKS

**TENURE**  
This property is freehold.

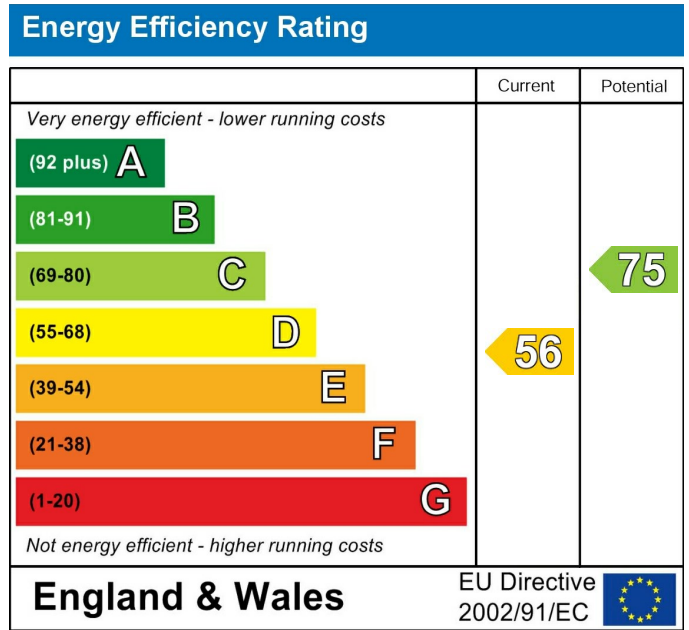
**RATING ASSESSMENT**  
We are verbally advised by the Local Authority that the property is assessed for Council Tax purposes to Band A.

**VACANT POSSESSION**  
Vacant possession will be given on completion and all fixtures and fittings mentioned in the above particulars are to be included in the sale.

**MORTGAGE FACILITIES**  
We should be pleased to advise you in obtaining the best type of Mortgage to suit your individual requirements.

**YOUR HOME IS AT RISK IF YOU DO NOT KEEP UP REPAYMENTS ON A MORTGAGE OR OTHER LOANS SECURED ON IT.**

**Anti Money Laundering**  
By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £54 inc. VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can set your property live.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









