

Marketing Preview



16 High Hazel Crescent, Catcliffe, Rotherham, S60 5SD

£150,000

Bedrooms 3, Bathrooms 1, Reception Rooms 2



A fantastic and unique opportunity to acquire this spacious three-bedroom semi-detached home, ideal for first-time buyers. Modern throughout and ready to move into, the property occupies a desirable corner plot and benefits from excellent road links to the M1 and Meadowhall.

SUMMARY

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Side entrance door leading into a welcoming hallway, with stairs rising to the first floor. A door opens into a spacious lounge/diner, a bright reception room ideal for entertaining. The modern kitchen retains an original serving hatch, adding character. To the rear, a useful extension provides a versatile space, currently used as a utility room but equally suitable as a home office or additional reception room, with a door leading to the rear garden.

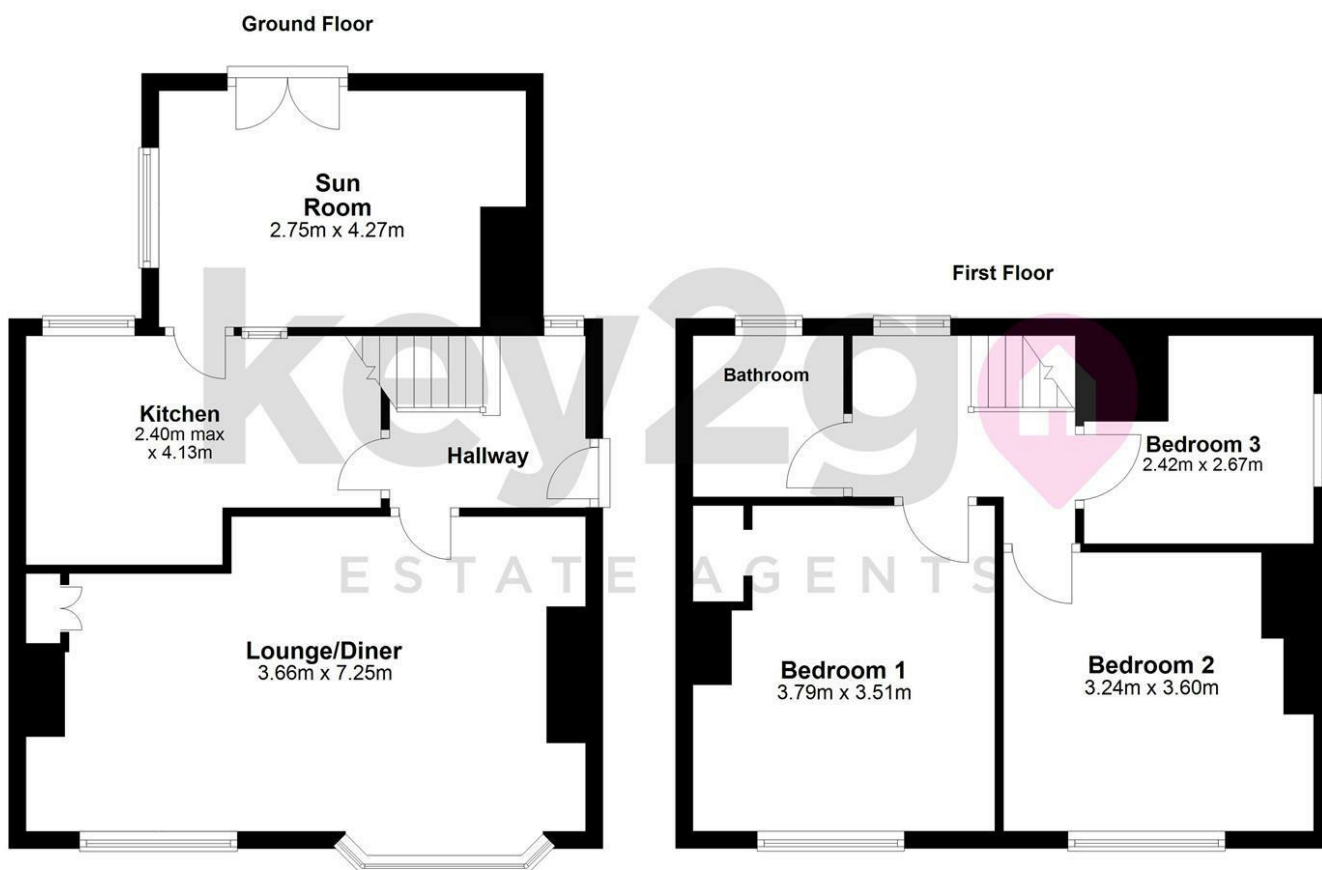
To the first floor are two spacious double bedrooms, a good-sized single bedroom, and a modern bathroom.

Occupying a corner plot, the property benefits from a lawned garden to the front, a driveway to the side, and a low-maintenance patio area to the rear.

PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER
- COUNCIL TAX BAND A - ROTHERHAM COUNCIL

FOR ROOM MEASUREMENTS PLEASE SEE THE FLOORPLAN



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

