



**Sellars Croft, Greasbrough Rotherham S61 4EF**

**welcome to**

**Sellars Croft, Greasbrough Rotherham**

£290,000-£300,000 THE ACE OF SPACE - Situated in this well established area of Greasbrough is this beautiful four bedroom semi detached property. Boasting spacious & well presented accommodation throughout with off road parking & cosy rear patio. DON'T MISS OUT-CALL TODAY TO BOOK YOUR VIEWING!!!



## **Ground Floor**

### **Entrance Hall**

Providing access to the ground floor having a front facing double glazed door, two side facing double glazed windows & a radiator along with two staircases leading to the lower ground & first floors.

### **Lounge**

A spacious & airy room having a front facing double glazed window, two rear facing double glazed windows & a radiator.

### **Office/Bedroom Four**

Having a rear facing double glazed window & a radiator. An ideal space for a nursery/guest bedroom/office.

## **Lower Ground Floor**

### **Kitchen/Dining Room**

A bright & welcoming space fitted with a range of wall & base units housing the integrated hob, oven & extractor fan, the fridge/freezer, dishwasher & washing machine with co-coordinating worktops housing the sink & drainer. Having two rear facing double glazed windows along with patio doors leading to the rear patio making an ideal space for entertaining. The kitchen also provides access to the downstairs WC & under stairs storage cupboard.

### **Downstairs W.C.**

Fitted with a hand wash basin & a WC.

## **First Floor**

### **Landing**

Having a front & side facing double glazed window, a radiator & the stairs leading to the second floor.

### **Bedroom Two**

Having a front facing double glazed window & a radiator.

### **Bedroom Three**

Having a rear facing double glazed window & a radiator.

## **Bathroom**

Being a partly tiled room fitted with a bath, a hand wash basin & a WC. Having a rear facing double glazed window, an extractor fan & a heated towel rail.

## **Second Floor**

### **Bedroom One**

Having a front facing double glazed window, a rear facing sky light, a radiator & spotlights to the ceiling.

### **En Suite**

A partly tiled space fitted with a bath with shower, a hand wash basin & a WC. Having a rear facing sky light & a heated towel rail.

## **Outside**

To the front of the property is gated entry with steps leading to the front door.

To the rear is a cosy paved patio area enclosed with fencing & gate access to the parking.



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welcome to

## Sellars Croft, Greasbrough Rotherham

- Four bedroom semi detached property - built over four floors
- Beautifully presented & spacious accommodation throughout - move in ready
- Located in a respectable area of Greasbrough
- Well placed to local amenities & transport links
- Off road parking & rear patio

Tenure: Freehold EPC Rating: C

Council Tax Band: D

guide price

**£290.000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF117245 - 0003

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