



**Creswick Road, East Herringthorpe Rotherham S65 3QW**

**welcome to**

**Creswick Road, East Herringthorpe Rotherham**

£175,000 - HOME SWEET HOME - This beautiful three bedroom semi detached property is offered to market making the perfect family/FTB purchase. Boasting ample off road parking along with delightful gardens & a Conservatory...CALL TO VIEW!!!



## **Ground Floor**

### **Lounge**

A welcoming, cosy room also providing access to the kitchen having a front facing double glazed window, a radiator & a feature fireplace.

### **Kitchen / Dining Room**

Being the heart of the home fitted with a series of wall & base units housing the integrated hob, oven & the fridge freezer along with worktops housing the sink & drainer. Having a rear facing double glazed window & patio doors leading into the conservatory allowing plenty of natural light.

### **Conservatory**

A space to relax with rear facing double glazed patio doors leading out to the beautifully presented garden with surrounding double glazed windows.

### **Landing**

The landing is fitted with a built in cupboard providing additional storage.

### **Bedroom One**

Having a front facing double glazed window, a radiator & fitted wardrobes providing hanging & storage space.

### **Bedroom Two**

Having a rear facing double glazed window & a radiator.

### **Bedroom Three**

Making an ideal walk in wardrobe/home office having a rear facing double glazed window & a radiator.

### **Shower Room**

A fully tiled room fitted with a walk in shower cubicle, a hand wash basin & a WC. Having a side facing double glazed window.

### **Outside**

To the front & side of the property is a gated block paved driveway providing ample off road [parking

along with a low maintenance lawn.

To the rear is a beautifully kept lawned garden enclosed with fencing.



***view this property online*** [williamhbrown.co.uk/Property/RTF117368](http://williamhbrown.co.uk/Property/RTF117368)



welcome to

## Creswick Road, East Herringthorpe Rotherham

- Three bedroom semi detached property
- Well presented & spacious throughout
- Being well placed to local amenities/schools/transport links
- Gated driveway providing ample off road parking
- Delightful well kept front & rear gardens

Tenure: Freehold EPC Rating: D

Council Tax Band: A

**£175 000**



Please note the marker reflects the  
postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF117368](http://williamhbrown.co.uk/Property/RTF117368)



Property Ref:  
RTF117368 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**