## Crucible Homes



Middle Field Road Rotherham, S60 3JJ

£250,000



## Overview

No Chain

Spacious Family Home

Three Bedrooms

Two Reception Rooms

Conservatory

Single Detached Garage



## **Description**

**SUMMARY** 

Selling with NO CHAIN is this THREE bedroom semi detached property on the popular estate of Spinneyfield, benefiting from having off road parking and single detached garage.

Ideally this property does require some modernisation, but could be made into a fantastic forever home.

The property is situated in good distance to local amenities including District Hospital, shops, wine bars and eateries, along with being in good distance to motorway links including M1 and M18.

To the ground floor in brief the property comprises of; spacious entrance hallway, large living room, dining room, kitchen and conservatory. To the first floor there are three good size bedrooms and family bathroom.

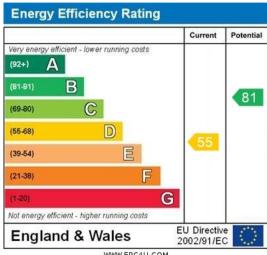
Externally there is a rear enclosed mainly laid to lawn enclosed garden and patio area. To the front there is a driveway leading to a single detached garage.



GROUND FLOOR 1ST FLOOR







WWW.EPC4U.COM

Subject to planning permission and consent, the property has potential to extend to the rear or side.

Definitely a property that must be viewed.

**GROUND FLOOR** 

LOUNGE 11' 9" x 19' 0" (3.601m max x 5.802m)

DINING ROOM 12' 11" x 8' 4" (3.950m x 2.561m)

KITCHEN 10' 1" x 8' 8" (3.076m x 2.654m)

**HALLWAY** 

FIRST FLOOR

BEDROOM ONE 15' 0" x 11' 11" (4.589m max x 3.644m)

BEDROOM TWO 6'6" x 8'9" (2,888m x 2.681m)

BEDROOM THREE 6' 8" x 9' 2" (2.050m x 2.800m)

**BATHROOM** 

AGENCY NOTE EPC Rating - D

Council Tax Band - C







