

Crucible Homes



Coniston Drive
Rotherham, S63 8NE

£140,000

Overview

No Chain

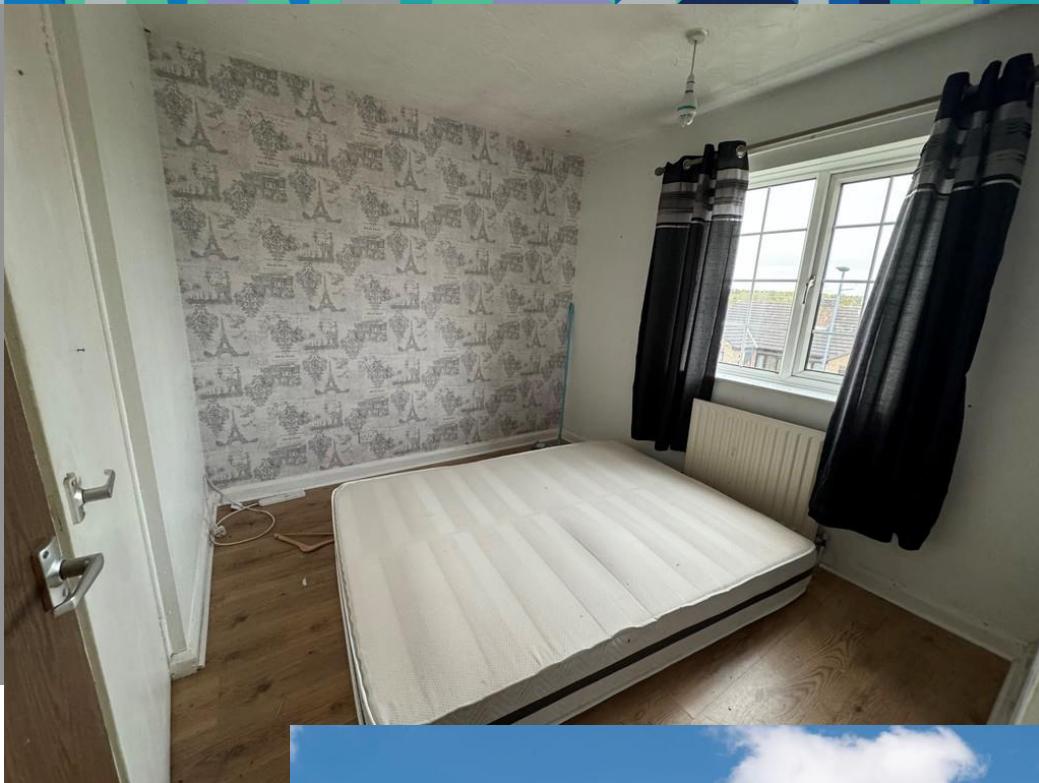
Works Required

Three Bedrooms

Investment Opportunity

Kitchen / Diner

EPC Rating - D



Description

SUMMARY Selling with NO CHAIN is this THREE bedroom property offering a fantastic opportunity for buyers looking to renovate and create their dream home.

Located in a convenient area, this property has great potential for transformation, making it ideal for first-time buyers, investors, or those seeking a project.

Having a generous living area is perfect for creating a warm and inviting space. With potential for open-plan living or traditional layouts, the possibilities are endless.

The existing kitchen requires modernisation but offers a good layout for a functional and stylish space. With some updates, it can become the heart of the home.

Property features three bedrooms, providing ample space for a family or guests. Each room offers a blank canvas ready for refurbishment and penalisation.

Bathroom needs refurbishment but provides the opportunity to design a modern and comfortable bathing area.

The property includes a garden area that, with









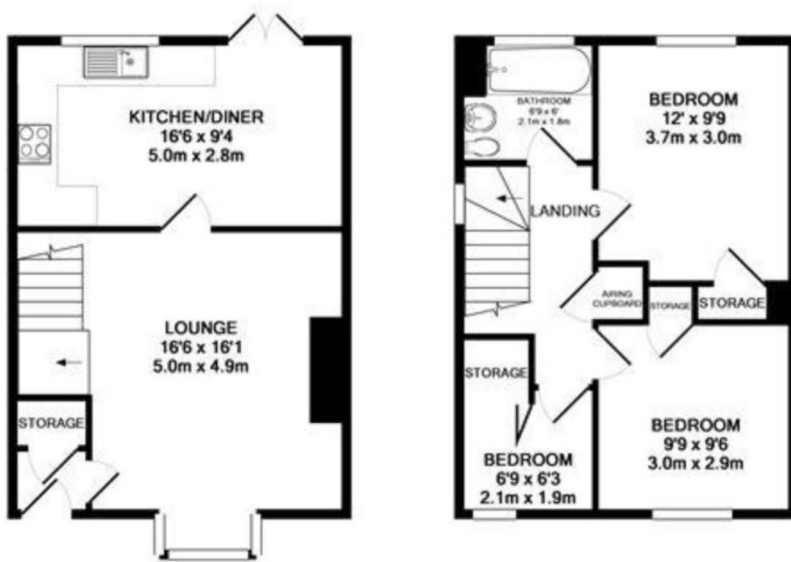












GROUND FLOOR
APPROX. FLOOR
AREA 386 SQ.FT.
(35.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 380 SQ.FT.
(35.3 SQ.M.)

CONISTON DRIVE, BOLTON-UPON-DEARNE, S63 8NE
TOTAL APPROX. FLOOR AREA 766 SQ.FT. (71.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

some landscaping, can become a delightful outdoor retreat for relaxing or entertaining.

This property represents a prime renovation opportunity. With some investment and creativity, it can be transformed into a beautiful and comfortable family home or a profitable rental property.

Situated in a convenient location, close to local amenities, schools, and transport links. This property offers easy access to the town center, making daily commutes and errands hassle-free.

AGENCY NOTE EPC Rating - D

Council Tax Band - A



