

**FOR SALE**



**Clifton Park Rise, Clifton**  
**Asking Price Of £180,000**

  
**MARTIN & CO**



## Clifton Park Rise, Clifton

3 Bedrooms, 2 Bathroom

Asking Price Of £180,000

- Three bedrooms
- En suite to master
- Drive and garage
- No chain
- Cul de sac

Discover the ideal blend of comfort and convenience in this three-bedroom detached. This no-chain property is advantageously located in a cul-de-sac, offering easy access to local amenities, public transport, and Rotherham Town Centre.

Step inside to find the entrance hall leading to a spacious lounge, perfect for family gatherings and relaxation. The ground floor also features a convenient cloakroom and a dining kitchen, which is equipped with modern fitted units. French doors open to a garden, while a direct access door leads to the garage, enhancing the practicality of the home.

Venture upstairs to discover three generously sized bedrooms. The master bedroom is particularly impressive, boasting a private en-suite shower room. Additionally, a family bathroom with a three-piece suite complements the upper floor, ensuring ample space and comfort for family living.

Externally, the property has a driveway that leads to garage parking. The rear garden features a patio area that is ideal for relaxation and entertainment, creating a perfect outdoor space for all occasions.

This property is perfectly suited for a variety of buyers



who are seeking a blend of style, functionality, and a prime location."

**ENTRANCE HALL** With a stair case to the first floor landing, side facing window and front facing entrance door.

**LOUNGE** A good size lounge with front facing window.

**CLOAKROOM** With a two piece white suite comprising of a low flush w.c, wash hand basin and tiled splash back.

**DINING KITCHEN** Having a range of fitted wall and base units in high gloss cream, wall units include extractor hood. Base units are set beneath worktops which include a hob, oven, single bowl sink, plumbing for washing machine, space for fridge freezer, tiled splash backs, door to the garage, rear facing window and rear facing French doors to the garden.

**LANDING** With access to all bedrooms and bathroom.

**BEDROOM ONE** With front facing window and access to en-suite shower room.

**EN SUITE** With a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled splash backs and rear facing window.

**BEDROOM TWO** With built in storage and front facing window.

**BEDROOM THREE** With a rear facing window.

**BATHROOM** Having a white three pieces suite which comprises of a low flush w.c, wash hand basin, bath with shower set over, tiled splash backs and rear facing window.

**OUTSIDE** There is a drive to the front leading to the integral single garage and lawn to the front. To the rear is a lawn and patio.



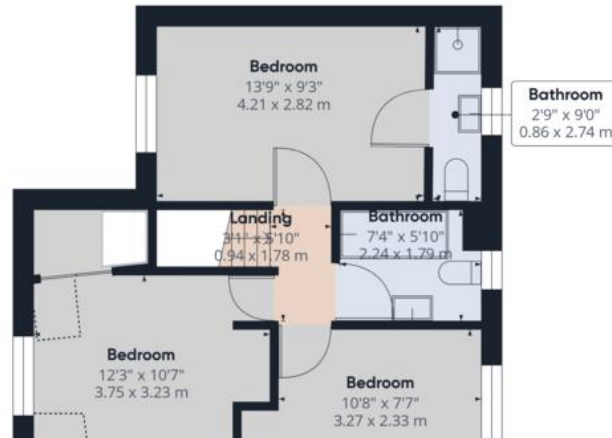


Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	82 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>

755.41 ft<sup>2</sup>  
70.18 m<sup>2</sup>

Reduced headroom

16.94 ft<sup>2</sup>  
1.57 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

----- Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.