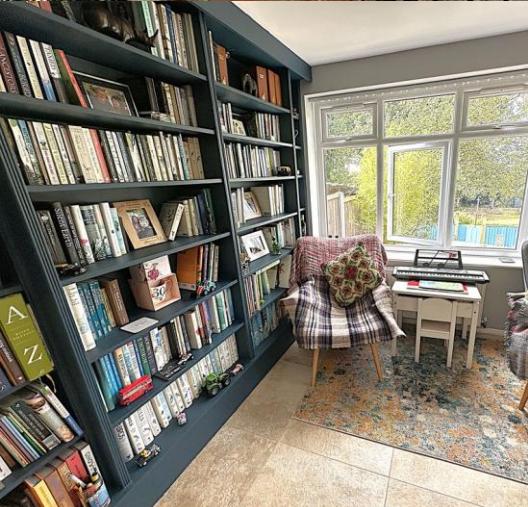


Crucible Homes



Brecks Crescent
Rotherham, S65 3HU

Guide Price Of
£260,000-£270,000



Overview

Extended Family Living

Practical Ground-Floor Utility & WC

Functional Kitchen & Multiple Reception Areas

Enclosed Large Rear Garden with a raised patio

Excellent transport links



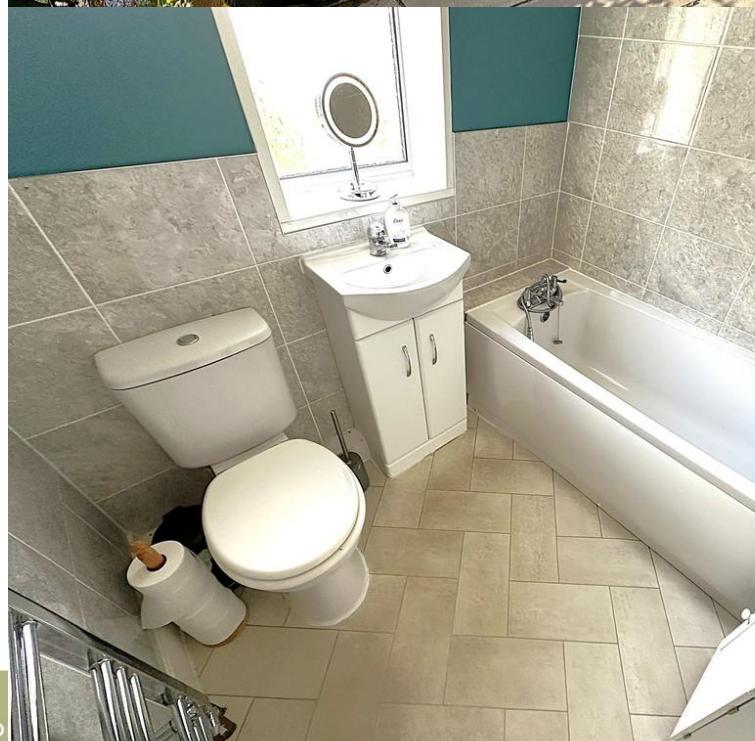
Description

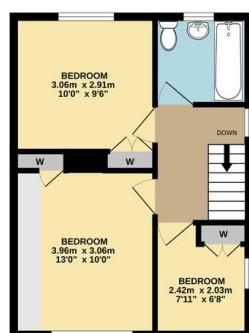
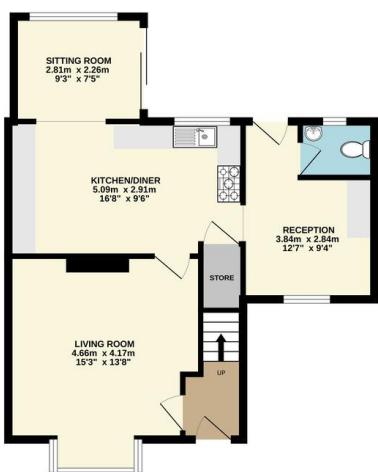
Step into practical family living at Brecks Crescent—a thoughtfully extended three-bedroom semi-detached home, offering rooms that work for everyday life, not just show, and thoughtful indoor-outdoor flow.

The modern kitchen is built for usability, featuring a robust Rangemaster cooker and an efficient Bosch dishwasher—perfect for family meal prep and daily routines.

An open-plan extension, currently used as a study, flows seamlessly through French doors onto a raised patio—a clever space for blending cosy working from home or play with the tranquillity of countryside views.

The side extension has been thoughtfully converted into a very useful utility area. There's plenty of room for a large American-style fridge-freezer, and space plus plumbing for both a washing machine and a tumble dryer. Additionally, there is a downstairs WC complete with hand basin—ideal for guests or everyday convenience.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	77 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 87.7 sq.m. (944 sq.ft.) approx.
Measurements are approximate. Not to scale. Illustrative purposes only.
Made with Metropix ©2025



Upstairs, the master bedroom includes fitted wardrobes for pared-back organisation, while bedroom two offers lovely countryside views for quiet mornings.

The modern bathroom is practical yet stylish, featuring a shower-over-bath, a convenient ladder-style radiator.

Outside, you'll find a powered garden shed which is ideal either for storage or as a workshop, plus a second patio perfect for relaxing or entertaining. The generous rear garden is beautifully planted and mature, with vegetable patches for the discerning gardener, and leafy trees providing privacy and charm. There's plenty of lawn space for children to play or pets to roam, and the garden has been thoughtfully sectioned, with a pet-free area for those who need it.

For families or practical-minded buyers. Schedule a viewing today to experience how well-thought-out spaces meet everyday living needs, designed for modern family life with smart innovations and countryside calm.

PRS
Property Redress Scheme

