

FOR SALE



Treetown Crescent, Treeton
Guide Price £155,000


MARTIN&CO



Treetown Crescent, Treeton

3 Bedrooms, 1 Bathroom

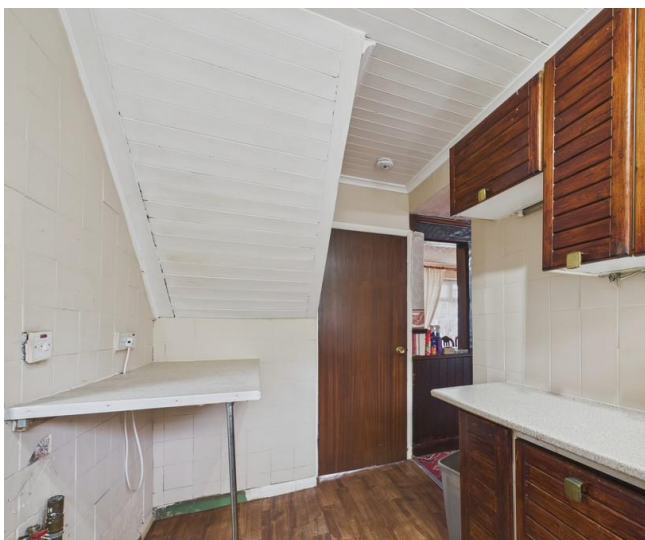
Guide Price £155,000

- Semi detached
- Three bedrooms
- Off road parking
- No chain
- Popular location

GUIDE PRICE £155,000 - £165,000. Positioned in a well-established area of Treeton, this three bedroom semi-detached home is offered to the market with no chain, providing an opportunity for a buyer to take on a solid property with potential to modernise and personalise. The location has long been popular with families and commuters alike, thanks to its convenient access to road links, public transport, and essential local amenities.

Treetown Crescent is set within a residential area that benefits from strong transport connections, including quick access to the M1 motorway and the Sheffield Parkway, ideal for those who need to reach Sheffield, Rotherham or further afield. For those using public transport, bus routes run through the area, linking Treeton to surrounding towns and city centres. The combination of motorway and public transport options makes this a convenient base for travel across South Yorkshire.

Locally, Treeton village offers a range of everyday amenities including a convenience store, post office, takeaways and a local pub. Larger supermarkets can be found nearby in Catcliffe and Handsworth, with Morrisons, Lidl and Asda all within a 10-15 minute drive. For education, the area is served by several schools with strong reputations. Treeton C of E Primary School is within walking distance, while



Brinsworth Academy and Aston Academy provide secondary education options a short drive away. The property itself sits on a generous plot with garden areas to both the front and rear. The front is mainly hardstanding, while the rear is laid to lawn and includes a useful brick-built storage outhouse. The rear garden offers a good-sized outdoor space with scope to develop further.

Inside, the layout is practical and suits family life well. The entrance hallway leads to the main living accommodation and provides access to the staircase. The lounge and dining area spans the full depth of the house, with dual aspect windows allowing for natural light throughout the day. The central fireplace, with its fitted gas fire and surround, provides a focal point for the room and adds character.

The kitchen is situated at the rear of the house and is fitted with a range of base and wall units, offering storage and workspace. There's potential here for modernisation, whether as a separate kitchen or opened up into a dining kitchen if desired, subject to the usual checks and permissions.

Upstairs, the first floor landing leads to three well-proportioned bedrooms. Each room offers decent space, including two double bedrooms and a good-sized third that could serve well as a single bedroom, office or nursery. The layout offers flexibility for family living, with plenty of opportunity to reconfigure or upgrade the interiors over time.

The family bathroom includes a three-piece suite with bath, basin and WC. As with much of the property, it's ready for someone to update and personalise to suit their own style.

With its no chain status and traditional layout, this is the sort of house that offers scope to create a long-term home. It's been well cared for over the years and is now ready for the next owner to put their own stamp on it.

Ideal for those wanting to live in a settled residential spot with access to everyday essentials and travel connections, this is a property that could work equally well for first-time buyers, families, or those looking to downsize but still want good outdoor space and a manageable home.



Properties in this part of Treeton tend to generate strong interest, thanks to the practical location and access to both countryside walks and urban amenities. Rother Valley Country Park is less than 15 minutes away by car, offering open space, walking trails and water activities for families and outdoor enthusiasts.

ENTRANCE HALL With a staircase rising to the first floor landing, side facing window and front facing entrance door.

LOUNGE / DINING ROOM A well proportioned reception room with has dual aspect windows to both front and rear. The dining area has a built in bar. The focal point of the room is the feature fire surround which houses the gas fire and dado rail to half height.

KITCHEN With a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, gas cooker point, space for fridge

freezer, tiled splash backs, side facing entrance door and rear facing window.

LANDING with loft access and side facing window.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing window.

BEDROOM THREE A generous size single room with wall mounted central heating boiler and front facing window.

BATHROOM Giving a three piece suite which comprises of a low flush w.c, wash hand basin, corner Jacuzzi style bath, tiled walls, side and rear facing windows.

OUTSIDE To the front of the property is off road

parking and garden area. To the rear is an enclosed garden with lawn and outbuilding.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		





Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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.