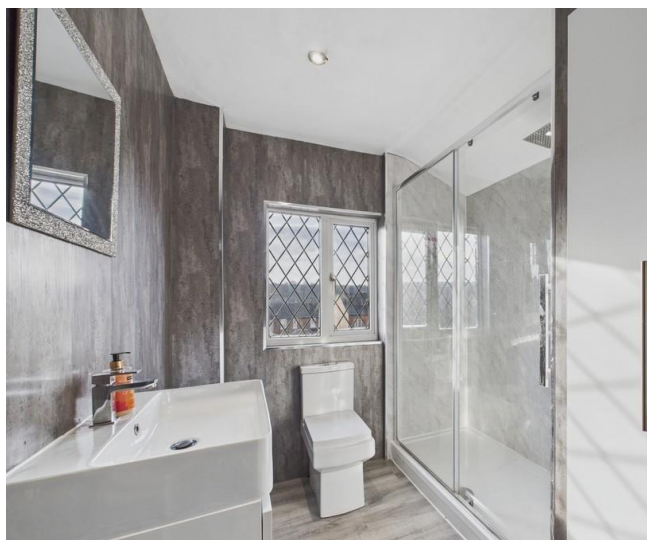


FOR SALE



Harold Croft, Greasbrough
Guide Price £135,000


MARTIN&CO



Harold Croft, Greasbrough

1 Bedroom, 1 Bathroom

Guide Price £135,000

- Originally Two bedrooms
- One bedroom
- Two reception rooms
- Three storey
- Rear garden

GUIDE PRICE £135,000 - £145,000. Harold Croft offers something a bit different from the typical layout. This end terrace home spans three floors plus a cellar, giving a sense of space and flexibility that's not always expected. Previously configured as a two-bedroom, the current layout is set up with two reception rooms and a spacious master bedroom on the top floor. This adaptable arrangement could easily be returned to two bedrooms if preferred, giving the next owner the freedom to shape the space to suit different needs – whether that's for work-from-home flexibility, guest space, or simply a more traditional bedroom layout.

The ground floor starts with a functional kitchen, finished with high gloss cream units that offer a clean and neutral look. There's space here for appliances and day-to-day cooking, while the layout flows into the original lounge, now used as a games or dining room. This room opens directly onto the garden via French doors, making it easy to extend the living space outdoors in warmer months. The cellar, accessible from here, adds that useful extra storage for larger items or could be adapted for a range of uses. The first floor leads into what is currently used as a lounge. With its elevated position, this room feels separate from the busy parts of the house and could just as easily be repurposed as a bedroom again and

also connects to the upper floor via a second staircase. The shower room on this level includes a modern white suite and keeps everything functional and straightforward.

Head upstairs again to the top floor and the standout feature is the main bedroom. With a vaulted ceiling and bespoke fitted wardrobes stretching along one wall, this space feels private and set apart. The unique configuration makes this floor feel like its own space, ideal for anyone wanting a bit more separation or a quieter place to unwind.

Outside, the private rear garden brings more than expected. There's a lawn area and paved patio, which together create a practical outdoor space for sitting out or entertaining. At the bottom of the garden, a brick-built summer house with power and French doors adds even more potential – whether for hobby space, a small office, or a place for children to use.

Location-wise, Harold Croft is within easy reach of the centre of Greasbrough, which offers everyday essentials including a convenience store, post office and takeaways. For broader shopping, Rotherham

town centre is just under 2 miles away and easily accessible by road or local buses. For those who commute further, Meadowhall Interchange is around 15 minutes by car, linking to major rail services and the M1 motorway network.

Schools in the area include Greasbrough Primary School, which is well-regarded locally, and Winterhill School for secondary education, both within walking or short driving distance. For those needing public transport, regular bus services run from the nearby roads connecting into Rotherham and beyond. This is a house that suits a wide range of lifestyles. Whether it's for a couple looking for more space than the average terrace, someone working from home, or a buyer wanting to put their own stamp on a flexible layout, there's plenty here to make use of. The garden and summer house offer something extra outdoors, while the layout inside provides the chance to either enjoy the current setup or reconfigure back to a two-bedroom home.



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 one and a half bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer, tiled floor, tiled walls, side facing window and side facing entranced door.

GAMES ROOM / DINING ROOM The original lounge is currently used as a games / dining room. With coving to the ceiling, laminate floor and door to the cellar. With a staircase rising to the first floor and rear facing French doors to the patio area.

FIRST FLOOR

LOUNGE Originally the second bedroom with a walkway to the shower room, this room can be easily put back to its second bedroom if required. with rear facing window and stairs rise to the second floor.

SHOWER ROOM With a white three piece suite which comprises of a walk in double shower, vanity wash hand basin, low flush w.c, decorative wall boarding, cupboard housing the central heating boiler and rear facing window.

SECON FLOOR

MASTER BEDROOM A fantastic size master bedroom with a range of fitted bespoke wardrobes to one wall, with drawers, hanging space and dressing table, rear facing window.

OUTSIDE The property is located at the rear of Harold Croft which has a paved patio with steps to the further patio area with lawn and brick built summer house with power and French doors.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D		
39-54	E	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>

MARTIN&CO

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.