

Crucible Homes

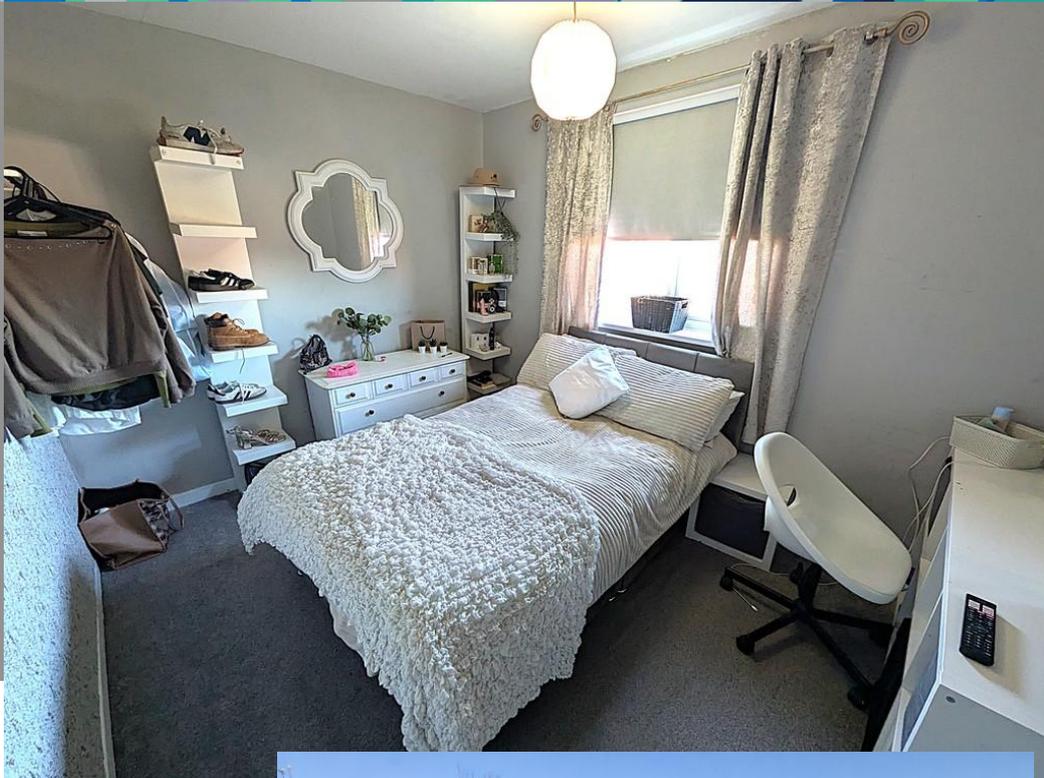


Hardwick Street
Rotherham, S65 3QS

Guide Price
£160,000

Overview

- Three good size bedrooms
- Semi detached house
- Off road parking with garage
- Spacious accommodation
- Popular location
- Rear enclosed garden



Description

Guide Price £160,000 - £170,000

Situated on Hardwick Street, Dalton (S65), this well-proportioned three-bedroom semi-detached home offers fantastic potential for a range of buyers, from first-time purchasers to growing families.

Externally, the property benefits from a front garden with a shared pathway leading to the entrance, along with the added advantage of a driveway and garage, providing off-street parking.

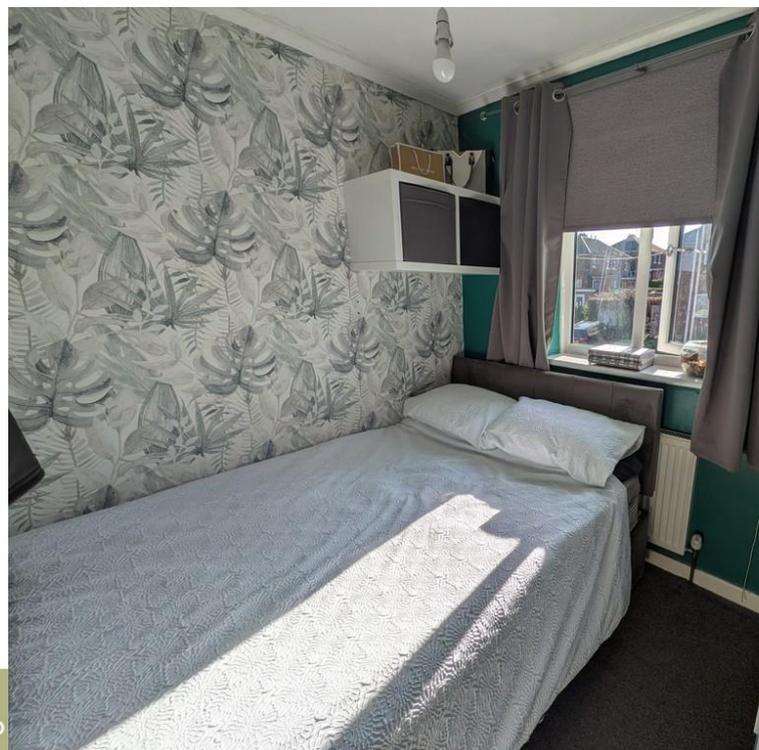
Internally, the ground floor comprises an entrance hall with access to the staircase and a spacious lounge, featuring a radiator and double glazed windows, creating a bright and comfortable living space. The lounge leads through to a modern fitted kitchen, complete with white units and access to the rear garden. The rear garden offers a blank canvas, ideal for buyers looking to create their own outdoor space.

To the first floor, the landing provides access to three bedrooms and a family bathroom. The bathroom is fitted with a three-piece suite, including a bath with shower over, pedestal sink, and WC.

Early viewing is highly recommended to appreciate the potential this property has to offer.

ENTRANCE HALL The property is entered via a welcoming entrance hall, providing access to the staircase leading to the first floor and the main living accommodation. The space offers a practical area for coats and shoes, setting the tone for the rest of the home.

LOUNGE A good-sized lounge offering pleasant views to the front of the property via a double glazed window, allowing for plenty of natural light. The room also benefits from a radiator and provides access through to the kitchen,

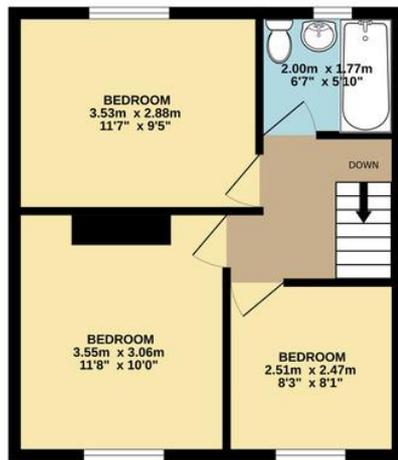


GROUND FLOOR
47.4 sq.m. (510 sq.ft.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	76 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

1ST FLOOR
34.9 sq.m. (376 sq.ft.) approx.



creating a practical flow for everyday living.

KITCHEN/DINER The kitchen is fitted with a range of modern white units and benefits from double glazed windows, allowing for plenty of natural light. There is ample space for a dining table and chairs, making it ideal for family meals and entertaining. A doorway provides direct access to the rear garden.

LANDING Access to all first floor rooms

BEDROOM A good-sized double bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a radiator for added comfort.

BEDROOM A good-sized double bedroom featuring a front-facing double glazed window, allowing for plenty of natural light, and a radiator for added comfort.

BEDROOM A good size double bedroom featuring a rear-facing double glazed window, allowing for plenty of natural light and radiator.

BATHROOM The bathroom is fitted with a three-piece suite, including a bath with shower over, pedestal sink, and WC. Rear facing window.

