



## 22 Southfield Crescent

Thurnscoe, Rotherham, S63 0RR

**Guide price £170,000**





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Nestled in the charming area of Thurnscoe, Rotherham, this delightful semi-detached house on Southfield Crescent offers a wonderful opportunity for families and individuals alike. Built in 1966, the property boasts a classic design with modern potential, situated on a generous corner plot that presents exciting possibilities for extension, should you wish to expand your living space.

Inside, the home features two inviting reception rooms, perfect for entertaining guests or enjoying quiet family evenings. The layout is both practical and welcoming, with three well-proportioned bedrooms providing ample space for relaxation and rest.

One of the standout features of this home is its low maintenance garden, allowing you to enjoy the outdoors without the burden of extensive upkeep. The garden offers a serene setting, complemented by lovely woodland views that enhance the overall appeal of the property.

Additionally, the presence of a downstairs toilet adds to the practicality of the home, making it suitable for families and guests alike. With no chain involved, this property is ready for you to move in and make it your own.

In summary, this semi-detached house on Southfield Crescent is a fantastic opportunity for those seeking a comfortable and versatile home in a peaceful location. With its potential for extension, low maintenance garden, and convenient amenities, it is sure to attract interest from a variety of buyers. Don't miss the chance to view this lovely property and envision the possibilities it holds for you and your family.

### Lounge

12'6" x 12'7" max (3.80m x 3.84m max)

This inviting lounge enjoys plenty of natural light through a window and features a classic fireplace with a wooden surround and marble hearth. Double doors lead seamlessly into the dining room, creating a sense of openness and flow between the two spaces.

### Dining Room

9'11" x 11' (3.01m x 3.35m)

The dining room offers a welcoming space for meals and gatherings, featuring a window that floods the room with natural light. The room connects effortlessly to the lounge via double doors and is directly accessible from the kitchen, making it ideal for both everyday dining and entertaining.

### Kitchen

9'11" x 7'11" (3.02m x 2.41m)

The kitchen is practical and well-proportioned, fitted with a range of white modern cabinets topped with dark work surfaces. It benefits from ample natural light through a window above the sink and includes essential appliances such as an oven and washing machine. An external door leads out to the porch and the garden beyond.

### Porch

5'10" x 5'1" (1.77m x 1.55m)

The porch provides a practical entrance space with natural light from windows on either side of the door. It offers a sheltered spot before entering the kitchen and hallway, creating a welcoming transition from outdoors to indoors.

### Hallway

The hallway is bright and welcoming, leading from the front door to the lounge and kitchen. There is also a downstairs WC tucked under the stairs, ideal for guests and convenience.

### Bedroom 1

10'6" x 12'7" (3.20m x 3.84m)

Bedroom one is a charming double room with a window that fills the space with natural light and offers views of the surrounding area. It features a fitted wardrobe providing generous storage, with a wooden floor adding warmth to the room. The wallpaper and neutral tones create a peaceful atmosphere.

### Bedroom 2

9'11" x 11'5" (3.01m x 3.47m)

Bedroom two is a comfortable double room decorated with floral wallpaper and fitted wardrobes, creating a cosy and practical space. The wooden flooring complements the light and airy feel, while a window offers plenty of natural light and views out to the front.

### Bedroom 3

7'5" x 9'3" (2.25m x 2.83m)

Bedroom three is ideal for use as a single bedroom or home office. The room is functional and well positioned near the other bedrooms.

### Bathroom

The bathroom is fitted with a corner bath featuring a shower fitment and decorative curtain. Tiled walls in a soft colour scheme complement the traditional fixtures, including a pedestal sink and a WC. A window provides natural light and ventilation, creating a pleasant space to refresh and relax.

### Landing

The landing offers access to all the first-floor rooms and benefits from natural light from a window nearby. The walls are neutral with some patterned wallpaper, and the staircase is carpeted with a striped runner. A built-in storage cupboard adds practical storage space.

### Rear Garden

The rear garden features a spacious paved patio area ideal for outdoor seating and entertaining. Beyond this, there is a section of lawn bordered by fencing and mature trees, creating a private and peaceful space. A garden outbuilding and further paved paths provide additional outdoor utility and ease of maintenance.

### Front Exterior

The front exterior of the property is well-maintained with a low-maintenance garden laid to gravel and bordered by fencing and shrubbery. A paved path leads to the front door, which is sheltered by a small overhang. The property forms part of a semi-detached block, with a mixture of brick and cladding to the facade. There is also space for a car to the front.





Road Map



Hybrid Map



Terrain Map



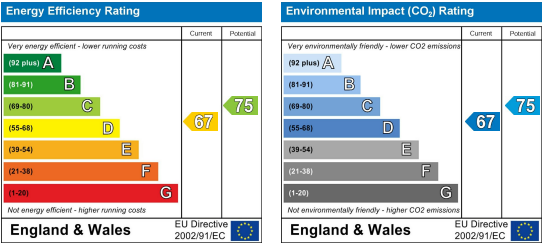
Floor Plan



Viewing

Please contact our JPM Estate Agents Office on 01226610606 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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