



26 Becket Crescent, Rotherham, S61 3BY

**Offers Around £165,000**

\*\*\*CHAIN FREE\*\*\* A viewing is recommended of this well maintained extended three bed roomed semi detached. Comprising of lounge/ dining room, fitted kitchen, storeroom/ utility room, three bedrooms and large modern bathroom. Driveway to front and rear garden mainly laid to lawn. Located within a popular suburb of Rotherham within close proximity of Schools, transport and local amenities.

## Entrance Hallway 8'3" x 6'0" (2.53m x 1.83m)



UPVC double glzed entrance hallway with stairs rising to first floor, doors leading to Lounge/ Dining Room and kitchen. Central heating radiator.

## Lounge/ Dining Room 19'7" x 10'11" (5.99m x 3.34m)



Front UPVC bay window, rear UPVC patio doors to rear garden. Central heating radiator.

## Kitchen 11'6" x 7'3" (3.53m x 2.21m)



Modern fitted kitchen with wall and base units with work surfaces. Integrated electric oven, hob and extractor fan. Built in fridge/ freezer and washer/ dryer. Central island with units, work surfaces and sink unit. UPVC rear window and door leading to Utility Room/ Storeroom

## Utility Room/ Store Room 19'7" x 6'1" (5.99m x 1.86m)

Side extension Utility Room/ Store Room. Front roller shutter door, rear UPVC window.

## First Floor Landing

Stairs rise to first floor, with loft access. Doors leading to three bedrooms and bathroom.

## Bedroom One 14'0" x 8'11" (4.27m x 2.73m)



Front UPVC window and central heating radiator.

## Bedroom Two 10'4" x 10'1" (3.17m x 3.09m)



Rear UPVC window and central heating radiator.

## Bedroom Three 12'2" x 5'10" (3.71m x 1.79m)



Front UPVC window and central heating radiator.

## Bathroom 13'9" x 5'5" (4.20m x 1.67m)



website

<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

Large Modern bathroom suite in white comprising of low flush W.C. vanity unit housing wash basin and bath tub with rainfall shower and screening. Splashback wall panels to bath and shower area. Flooring, spotlights and heated towel rail. Two rear UPVC windows.

## Outside



Gated front driveway and path leads to front door and side access leads to rear garden. Rear Garden mainly laid to lawn with fencing, decking area and garden shed.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Three bedrooomed semi detached.

Construction type Brick built

Heating Type Central Heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Gas central heating

Electricity Supply Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type: Off road parking

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

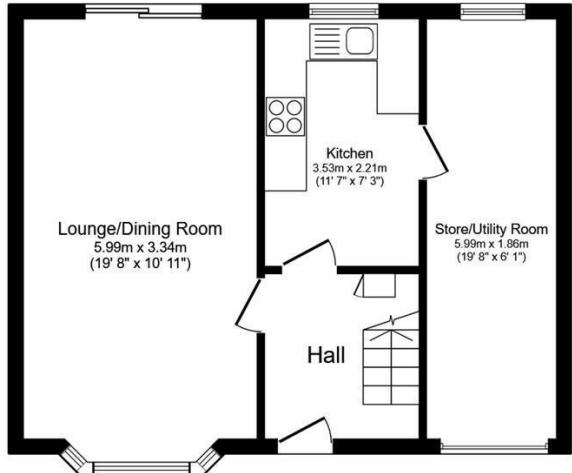
Planning permissions N/A

Accessibility features N/A

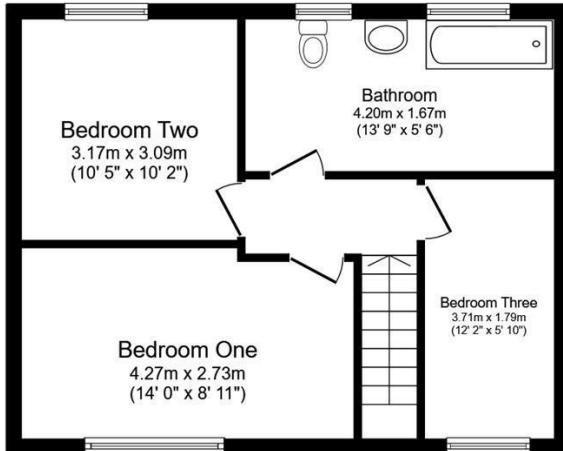
Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority

## Floor Plan



**Ground Floor**  
Floor area 46.2 sq.m. (497 sq.ft.)

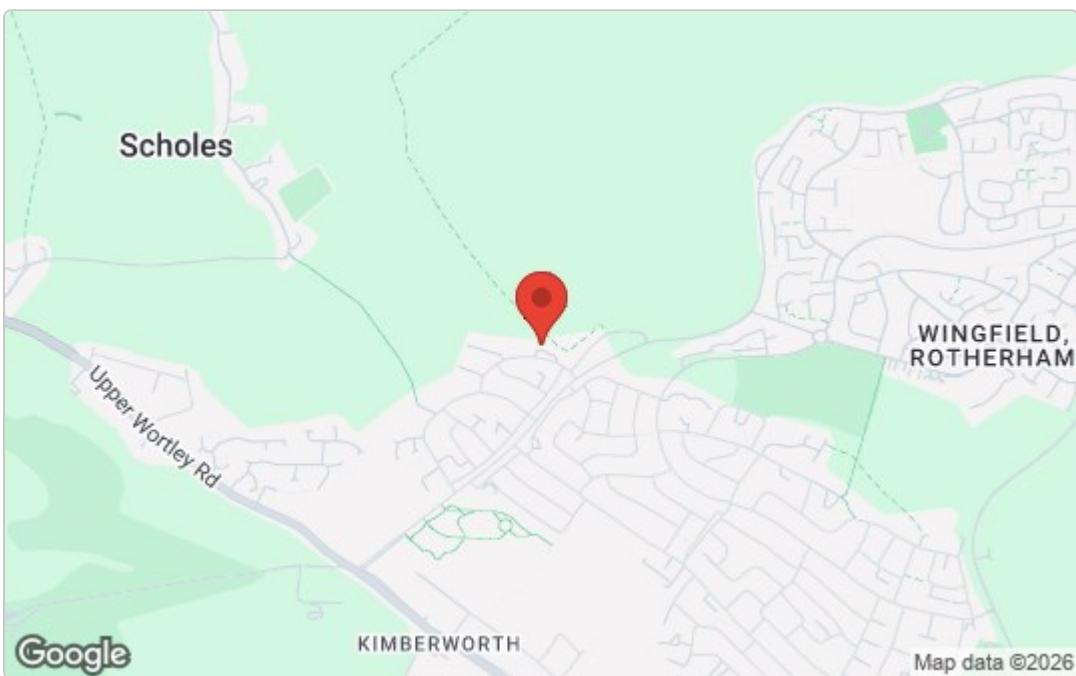


**First Floor**  
Floor area 45.6 sq.m. (491 sq.ft.)

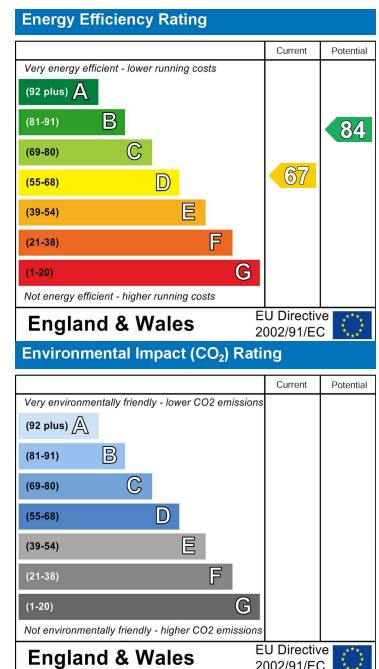
**Total floor area: 91.8 sq.m. (988 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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