



19 Treetown Crescent, Treeton, S60 5QD

Guide Price Offers In The Region Of £225,000

A superbly appointed and renovated family home located on the fringe of this highly regarded peaceful village.

The property offers well-proportioned and upgraded accommodation complimented by GAS CENTRAL HEATING, uPVC DOUBLE GLAZING, RE-FITTED KITCHEN and BATHROOM, as well as HIGH QUALITY FITTED BEDROOM and OFFICE FURNITURE by JAMES KILNER.

The accommodation comprises: Main Entrance Porch, inner Reception Hall, through Lounge / Dining Room, fully fitted Kitchen, three Bedrooms, Family Bathroom, through Side Entrance Lobby / Utility Corridor. Delightful established gardens and large patio. Front yard incorporating off-road parking.

Centrally placed for easy access to Rotherham, Sheffield, and the nearby motorway network.



AT A GLANCE

A Property with Personality

- Freehold
- Semi-Detached
- 110 m2
- EPC rating C
- Quiet village location
- 3-Bedroom House
- 2 Double Bedrooms
- Designer sliding-door Wardrobes
- Home Office fully fitted in oak
- Modern, fully equipped Kitchen
- Large, private Garden
- Spacious, layered Patio
- Complete CCTV system
- Gigabit Full Fibre Broadband
- Extensively renovated
- Brand new Roofs throughout
- Triple Driveway
- CHAIN FREE.

DESCRIPTION

We are delighted to present this noteworthy 110-square-metre, freehold, semi-detached house in the quiet village of Treeton. The property has undergone an extensive regime of renovations over the past 4 years, including new roofs throughout, new fences, double-glazing, radiators and thermostats, new bathroom and kitchen, designer fitted furniture, and brand-new appliances all still in warranty. The end result is now a harmony of modern living and semi-rural charm, nestled in a picturesque end-of village location.

The Property Comprises

- FRONT ENTRANCE PORCH
- INNER RECEPTION HALL
- OPEN PLAN LOUNGE / DINING ROOM
- KITCHEN
- FIRST FLOOR LANDING
- FRONT BEDROOM
- REAR BEDROOM
- FRONT BEDROOM THREE / OFFICE
- FAMILY BATHROOM
- FRONT YARD / DRIVEWAY
- SIDE LOBBY / UTILITY CORRIDOR
- BACK YARD WITH PATIO AND GARDEN



The property boasts **2 Double Bedrooms**, each with its king size ottoman bed, Dreams orthopaedic mattress, sliding doors wardrobes in Halifax Oak, mirror, and blackout blinds. All the fitted furniture on the first floor has been designed and installed by James Kilner to a high standard. The single bedroom has been converted into a **Home Office**, also fitted in Halifax Oak, with ample shelving and desk space cosily accommodating professionals working from home. Alternatively, this could be converted back to a third bedroom if so desired by the new home owners.





The light and airy ground floor revolves around a fully equipped **Kitchen**, with glossy white units, a complete set of stainless-steel cooker hood, gas hob, fan assisted oven, and sink, as well as the smart washing machine and 4-door American-style fridge freezer. Adjoining it, the **Lounge** boasts an impressive L-shaped sofa that can seat 6 very comfortably, and merges seamlessly into the **Dining Room**, which is adorned by an elegant dining table in walnut wood, again seating 6. This open-plan space overlooks the sunny patio - and the garden beyond - through French doors flanked by ceiling-to-floor curtains.



There is considerable storage space throughout the property, with mindfully placed cupboards that blend into their surrounds. The **main entrance porch** has been fitted with cubical shoe compartments and a coat rack. The side door, which leads to the porch and back garden through a **fully enclosed utility corridor**, also has several wooden cupboards, coat rack, mirrors that subtly amplify the space, an airing cupboard, and a particularly bright area around the back door, where house plants would thrive.



The feeling of tranquillity and privacy remains conspicuous throughout the property. The **sunny porch and wildered garden** are completely enclosed by solid 6-foot fencing, painted in Cuprinol Ducksback cedar. There is an established row of Leylandii conifers towering over the left-hand-side of the 130-square-metre backyard, lending their fragrant evergreen shade to a variety of nesting wildlife, from robins and wrens, to blackbirds and collared doves.



Numerous birds can be watched here throughout the year, such as tits, starlings, finches, dunnocks, swallows, woodpeckers, and house sparrows. There are also a variety of bees, butterflies, ladybirds, lacewings, and dragonflies. The new owners would be further beckoned to revel in the great outdoors by the **herb garden**, carefully laid in-between the Leylandii and the laundry lines, with fresh chives, thyme, oregano, mint, and sage ready to be used in the kitchen year-round.



The **textured Garden** presents multiple seating areas, including a **large firepit** that could effortlessly accommodate a party of 8 gathered around for a BBQ or bonfire. The overarching intention has been to achieve a low-maintenance, self-sustainable, cottage style garden, planted almost entirely in perennial specimens, that is inviting to a myriad of wildlife, whilst remaining practical for the owners.





There are a couple of benches nestled under a native Willow tree at the back, overlooking a mature Olive tree growing in-between the useful garden shed and the bird feeding station. Opposite, a half-metre-deep river of limestone meanders alongside the right-hand-side fence, adding nightly glow to the overhanging solar lights. This passes a self-fertile Stella Cherry tree, and a carefully planted row of rosemary, mint, crab apple, and oregano, leading towards the dwarf Bay tree, fragrant Jasmine climbers, and Hazelnut bush.

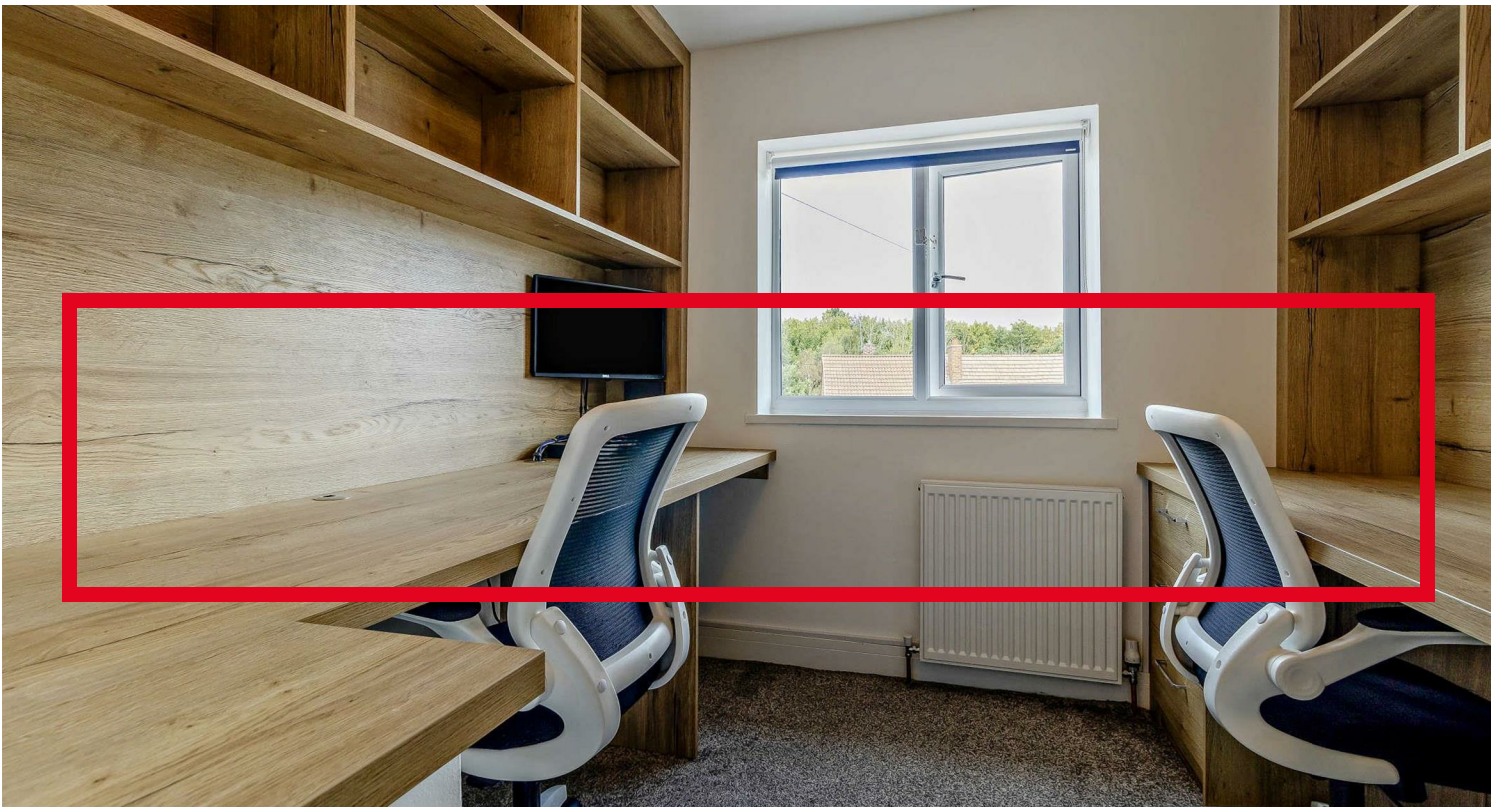


By contrast, the large, **open-plan front yard** has been primarily laid to limestone, with the **driveway** offering off-the-road parking for 3 cars. The house's modern fuse board is EV charger ready, should the new owner wish to have an electric vehicle charging point fitted. Metal fencing powder coated in black has been opted for in the front yard, with Dog Rose weaving through, and clusters of Campanula planted at the base.

On the technology front, the property boasts a complete, 24-hour live **CCTV system** with dedicated NVR; full fibre **Gigabit ethernet**; comprehensive WiFi coverage that extends to the garden, thanks to professional grade Access Points; as well as a **106-inch motorised projection screen** in the lounge, where a projector with dedicated sound system could very easily be fitted alongside a more traditional flat screen TV, for a truly outstanding cinema room feel.



The property's **new roof** has been fitted in flat terracotta tiles to allow for solar panel deployment, should the new owner wish to take the already great EPC rating C to the next level. Similarly, the **spacious loft** can either be used for storage, or be converted to an attic room. The entire house exterior has been painted in 3 coats of Dulux Weathershield, thus helping to better regulate the thermal envelope of the building during the summer months. A **cavity wall insulation** certificate from CIGA is available.





In addition to the **modern bathroom** with PVC shower panels and towel radiator, the new double radiators with thermostatic valves throughout, the condensation boiler with wireless room thermostat, energy efficient lighting across the board, sensor lights, **floodlights**, and lockable double glazing throughout, safety locks have been added to windows for additional security. The property also has smoke and carbon monoxide alarms, with the kitchen fitted with a fire blanket and an all-in-one fire extinguisher. Both the gas and electricity **meters are smart**, with an in-home display available.

Furthermore, the house is fully carpeted throughout, was freshly painted internally in June 2025, and then **professionally cleaned in July 2025**. To alleviate any allergy sufferers' concerns, this has been a smoke free and dog free home, nevertheless the ample backyard would be perfectly suitable for a family dog.



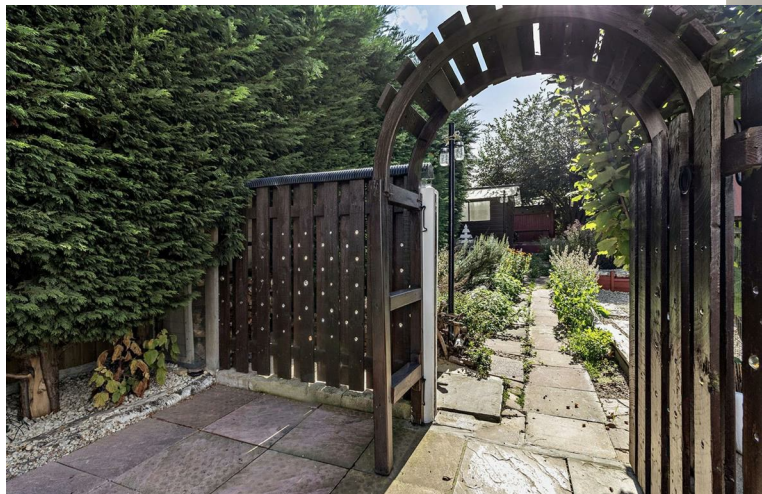
TREETON

The historic village of Treeton represents an accessible location for commuters, being an easy 10-minute drive from Meadowhall, Rotherham, and Sheffield, with a large Morrisons supermarket close by, in the convenient Catcliffe Shopping Centre. There are also regular bus services passing through the village.

Nature lovers would find ample sources of delight in the nearby Treeton Dyke, Waverley Lakes, River Rother walks, and Ulley Reservoir. The Rother Valley Country Park, with its woods, lakes, Watersports Centre, Golf Centre, and Gulliver's Valley Theme Park, only a short 10-minute drive away, further add to the local interest.



There is a primary school in the village, a medical centre, two churches, a community centre, post office, pharmacy, and various other amenities. The residents regularly receive the informative Treeton Newsletter through their letterboxes. This is a tightly knit community, where the neighbourly spirit remains present.



IMPORTANT NOTE: The owners had to relocate to Lincolnshire at short notice due to work. The property sells exactly as advertised, i.e., with all the furniture, appliances, fixtures, fittings, soft furnishings, and garden decorations **INCLUDED in the price of sale.**



MATERIAL INFORMATION

Council Tax Band: A

Tenure: Freehold

Property type: Semi-detached house

Construction type: Brick built

Heating type: Gas central heating

Water supply: Mains water supply

Sewage: Mains drainage

Gas type: Mains gas

Electricity supply: Mains electricity

All buyers are advised to visit the Ofcom website (<https://www.openreach.com/>) and Openreach website (<https://www.ofcom.org.uk/advice-for-consumers>) to gain information on broadband speed and mobile signal / coverage.

Parking type: Driveway

Building safety: N/A

Restrictions: N/A

Rights and easements: N/A

Flooding: Very Low

All buyers are advised to visit the Government website to gain information on flood risk:

<https://www.gov.uk/check-long-term-flood-risk>

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 website to gain more information on if this property is affected by coal mining:

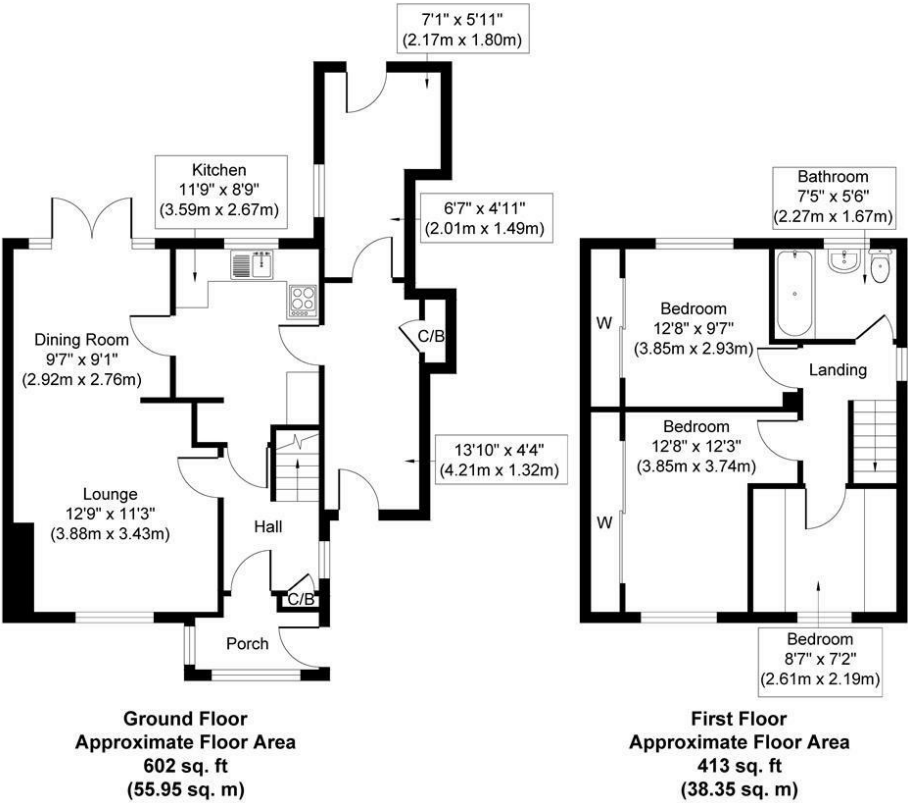
<https://www.groundstability.com/public/web/home.xhtml>

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

MERRYWEATHERS

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough and the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

FLOOR PLAN



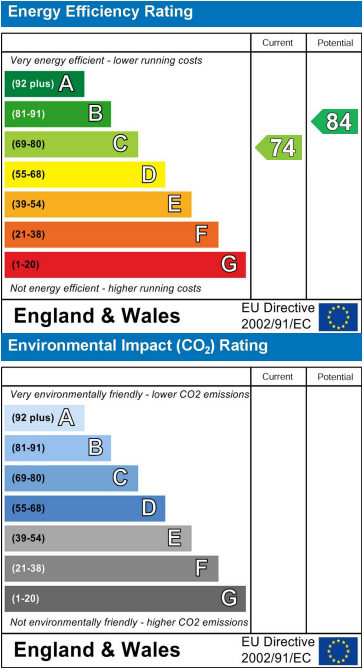
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Copyright V360 Ltd 2025 | www.houseviz.com

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited 14-16 Ship Hill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Barnsley & Mexborough

Registered Office: 14-16 Ship Hill, Rotherham, S60 2HG
Registered in England and Wales No. 6679044

