



## 75 Orchard Flatts Crescent, Rotherham, S61 4AS

**Guide Price £150,000**

GUIDE PRICE £150,000 - £155,000.

This three-bedroom terraced house is for sale in the Rotherham area, offering an immaculate and well-kept interior suited to a range of buyers. The ground floor includes a modern kitchen and a good-sized Lounge, complemented by a conservatory that provides additional flexible living space and a pleasant outlook over the rear aspect.

The property is close to local schools, making it a practical choice for families. Nearby, Rotherham town centre offers a variety of shops, supermarkets, cafés and everyday amenities, all within easy reach.

Public transport links are convenient, with good bus routes connecting to Rotherham Interchange for onward rail services to Sheffield, Doncaster and Leeds. Typical journey times to Sheffield by train from Rotherham are around 15–20 minutes, with frequent services throughout the day.

Local green spaces and parks around Rotherham provide opportunities for walking and recreation, while road links via the A629 and M1 give straightforward access to surrounding towns and employment centres. This three-bedroom terraced house represents a well-presented, ready-to-occupy home in a practical and connected setting.

## Entrance Porch

Being accessed through a double glazed door:

## Lounge



Having a double glazed window and a radiator.

## Kitchen

Having a range of wall and base units with worksurfaces, a sink unit, space for a washing machine and a fridge freezer, having an extractor fan, oven and hob. Further door leading into the conservatory.

## Conservatory



Having a further door leading into the garden.

## First Floor Landing



## Bedroom One



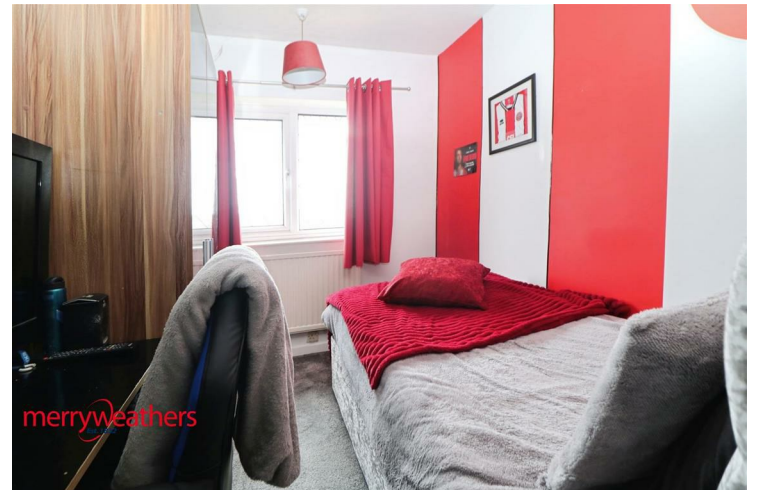
Having a double glazed window and a radiator.

## Bedroom Two



Having a double glazed window, a range of fitted wardrobes and a radiator.

## Bedroom Three



Having a double glazed window and a radiator.

## Bathroom



Having a shower with attachment, hand wash basin and a low flush w.c. Having a double glazed window and a radiator.

## Outside



To the front of the property is a low maintenance garden area with a pathway leading to the front of the house. To the rear of the property is a lawned garden area with additional decked area and patio area ideal for seating.

## Material Information

Council Tax Band A

Tenure Freehold

Property Type Terrace 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 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 on street

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

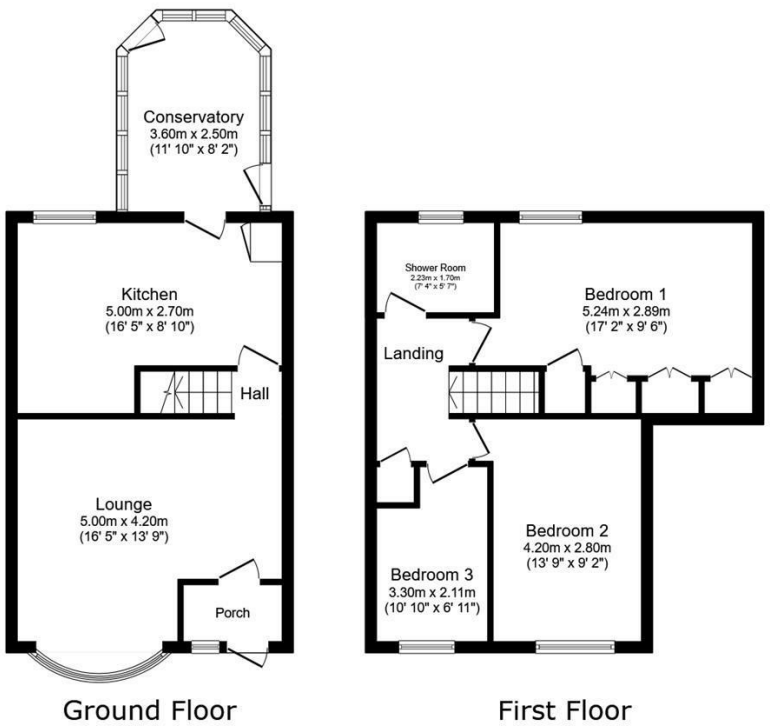
Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is

affected by coal mining .  
<https://www.groundstability.com/public/web/home.xhtml>

Floor Plan



Total floor area: 96.8 sq.m. (1,042 sq.ft.)

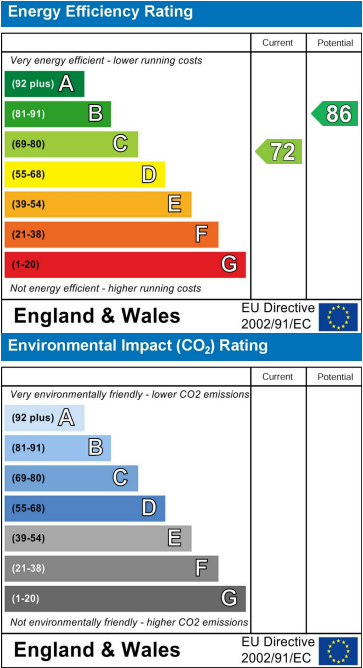
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability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

Area Map



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.

Energy Efficiency Graph



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