



Creswick Close, Dalton Parva Rotherham S65 3QE

Guide Price £205,000 to £210,000



- **Extended Semi-Detached Family Home**
- **Beautifully Presented Throughout**
- **Rear Lawn Garden & Patio**
- **Gated and Paved Driveway**
- **Five Bedrooms, Four Bathrooms**
- **Open Plan Kitchen Dining with Integral Appliances**
- **Garden Split Level Annex with Electrics & Bi-fold Doors**

Guide Price: £200,000 to £210,000. Offered for sale is this Fantastic Opportunity to Purchase this FIVE BEDROOM, EXTENDED Semi-Detached Home.

Having Open Plan Family Living and being Well Presented to a High Standard Throughout, the property in brief comprises; Entrance Hall * WC * Lounge * Open Plan Kitchen Dining Living with Integral Appliances and French Doors - First Floor - Three Double Bedrooms * One Single Bedroom * Four Piece Suite Family Bathroom * En-suite Shower Room - Second Floor - Master Bedroom with En-suite Shower Room - Outside * Gated and Paved Driveway * Rear Lawn Garden and Patio * Solid Structure Split Level Annex with Electrics, Bi-fold Doors and Velux Window.

Entrance Hall

Entry into the hall which has double door storage where the boiler is housed, solid oak staircase leading up to the first floor and door to;

WC

Appointed with a WC, hand wash basin and a light up mirror.

Kitchen/Diner 18' 4" x 28' 0" (5.58m x 8.53m)

Open plan family living, Kitchen being appointed with base, wall and drawer units with a solid wood work surface above which incorporates a bowl sink and drainer. Integrated appliances to include; gas hob, x2 electric ovens, microwave oven, coffee machine (not in working order), fridge freezer, washing machine, dishwasher and wine cooler. There is a breakfast bar area, two sets of patio doors opening out to the decked patio and tiled flooring. Space for large dining table and chairs and sofa.

Lounge 15' 9" x 11' 2" (4.80m x 3.40m)

Front facing bow window lounge which has carpet flooring and a centre focal point of a granite hearth, oak beam and a optimyst electric fire which has a realistic flame effect, with an ultra-fine water mist that mimics flame and smoke (available to purchase at an additional cost to the sale).

First Floor Landing

Having a oak staircase, doors and door giving access up to the second floor bedroom.

Bedroom Two 11' 9" x 9' 9" (3.58m x 2.97m)

Having carpet flooring, mirrored fitted wardrobes and door to;

En-suite Bathroom 7' 0" x 7' 0" (2.13m x 2.13m)

Fully tiled appointed with a WC, floating wash basin and shower enclosure with glass screen.

Bedroom Three 13' 0" x 9' 9" (3.96m x 2.97m)

Front facing double bedroom with carpet flooring.

Bedroom Four 11' 7" x 9' 9" (3.53m x 2.97m)

Rear facing double bedroom with carpet flooring.

Bedroom Five 6' 1" x 13' 6" (1.85m x 4.11m)

Front facing single bedroom with carpet flooring.



Family Bathroom 8' 4" x 10' 0" (2.54m x 3.05m)

Fully tiled bathroom having a four piece suite including, Floating WC and wash basin, shower enclosure and bath with a tiled bath panel.

Stairs leading up to Bedroom One.

Bedroom One 23' 7" x 14' 8" (7.18m x 4.47m)

Attic conversion with dormer window, having fitted wardrobes, carpet flooring and door to;

En-suite Shower Room 9' 3" x 5' 9" (2.82m x 1.75m)

Having a tiled floor and shower enclosure, with a vanity unit which has a WC and wash basin, a light up mirror and Velux window.

Exterior

To the front of the property is gated and paved Off Road Parking. At the rear is a large raised decked patio which is enclosed and gated giving access onto the lawn garden.

Annex/Summer House

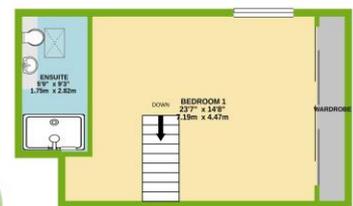
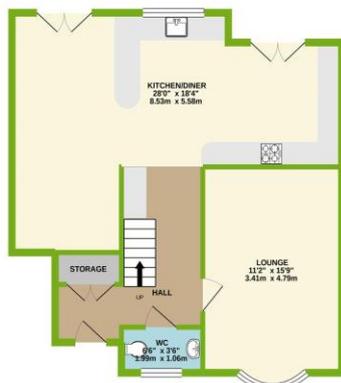
Solid built detached annex which has electrics, lighting and has split levels with a velux window. There is bi-folding patio doors to the front.



GROUND FLOOR
667 sq.ft. (62.0 sq.m.) approx.

1ST FLOOR
657 sq.ft. (61.0 sq.m.) approx.

2ND FLOOR
375 sq.ft. (34.9 sq.m.) approx.



TOTAL FLOOR AREA: 1699 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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