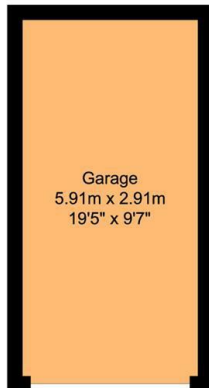
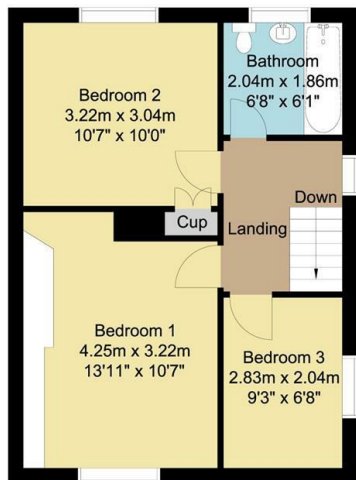
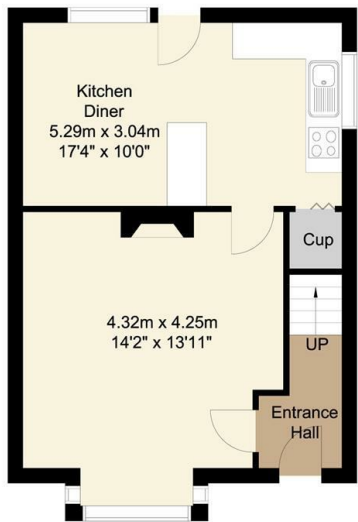


Ground Floor
40 sq m/430.55 sq ft
Approx.

First Floor
39 sq m/419.79 sq ft
Approx.

Outbuilding
17 sq m/182.98 sq ft
Approx.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, no responsibility is taken for incorrect measurements of doors, windows, appliances and rooms or any error, omission or misstatement. Exterior and interior walls are drawn to scale based on interior measurements. Any figure given is for initial guidance only and should not be relied on as a basis of valuation. The plans are for marketing purposes only and should only be used as such. No guarantee is given on the accuracy of the total square footage/ meterage if quoted on this plan. CP Property Services @2025



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& RIDDLE**
ESTD 1840



**EADON
LOCKWOOD
& RIDDLE**
ESTD 1840

13, Brecks Crescent, Rotherham, S65 3HZ

Guide Price £220,000

13 Brecks Crescent, Rotherham, S65 3HZ

Description
Guide Price £220,000 - £230,000

Situated in the highly desirable Brecks area of Rotherham, this beautifully presented three-bedroom semi-detached home offers an outstanding opportunity for families or buyers looking for a spacious and ready-to-move-into property. With a welcoming atmosphere, tasteful improvements, and an ideal location, this home ticks all the right boxes for comfort, practicality, and long-term value.

As you enter, you're greeted by a bright and generously proportioned reception room. This inviting space is ideal for relaxing evenings at home or hosting family gatherings, thanks to its natural light and flexible layout. The neutral décor and well-maintained interiors allow you to move in with ease and add your personal touch over time. To the rear of the accommodation is a full width dining kitchen which offers so many possibilities.

To the first floor, the property offers three well-sized bedrooms, each providing ample space for family members, guests, or a home office. Whether you're a growing family or simply value room to spread out, the upstairs layout caters to various lifestyle needs. The modern bathroom is both functional and stylish, featuring contemporary fittings that ensure convenience for daily routines.

This home has benefited from a thoughtful programme of improvements, most notably the installation of a new roof within the last couple of years, offering peace of mind and enhancing the property's overall appearance and structural integrity.

A major highlight is the off-road parking, a sought-after feature in this area, which leads to a detached garage at the rear of the property. The garage is particularly impressive—large enough to accommodate a box van and equipped with a secure roller door, safety lock, power, and lighting. This makes it a versatile space that could serve as additional storage, a workshop, or even a hobby area for those requiring more functional outdoor space.

Another key advantage is that this property is offered with no onward chain, allowing for a smooth and swift transaction for the right buyer. Whether you're moving up the ladder or relocating, the lack of a chain simplifies the buying process considerably.

Located on a well-regarded residential road, this home is close to a range of local amenities, parks, and highly rated schools, making it a particularly attractive option for families. Excellent transport links nearby also make commuting straightforward, whether you're heading into central Rotherham, Sheffield, or beyond.

This is a home that offers not just space and style, but also long-term practicality and potential. Early viewing is strongly recommended to fully appreciate everything this property has to offer.

- Located in the desirable Brecks area with excellent local amenities and schools
- Three spacious bedrooms and a stylish modern bathroom
- Bright, welcoming reception room and full-width dining kitchen
- Recently improved, including a new roof for added peace of mind
- Off-road parking and a large detached garage with power and security features
- No onward chain, allowing for a smooth and speedy purchase process

