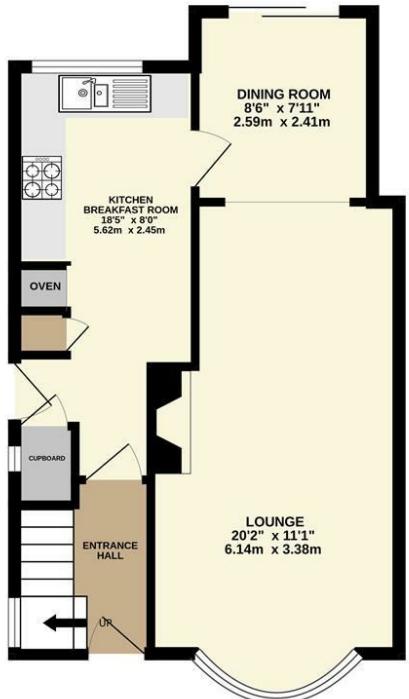
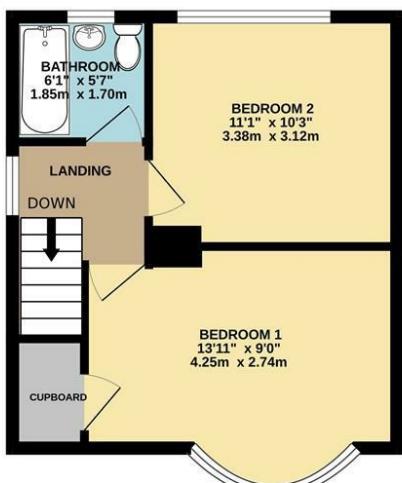


GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



1ST FLOOR  
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA: 799 sq.ft. (74.2 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, fixtures, fittings and equipment have not been tested and no guarantee as to their operability or efficiency can be given.  
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18, Stag Crescent, Rotherham, S60 3PA

Guide Price £175,000

# 18 Stag Crescent, Rotherham, S60 3PA

GUIDE PRICE £175,000 - £180,000

This delightful EXTENDED TWO BEDROOM SEMI-DETACHED property, located in a highly sought-after area of Rotherham, is meticulously maintained and ideal for first-time buyers. This home is deceptively spacious, offering much more room than you might expect from the outside.

On the ground floor, the welcoming entrance hall leads to a modern kitchen with integrated appliances, including a double oven, fridge freezer, and gas hob. The spacious lounge with a bay window is tastefully decorated, creating a comfortable space to relax, while the bright dining area with patio doors opens to the stunning rear garden is perfect for entertaining guests.

Upstairs, you'll find two generously sized double bedrooms with ample space and natural light, alongside a stylish family bathroom featuring a bathtub with an electric shower overhead.

Outside, the front garden boasts mature trees, adding curb appeal and a touch of nature. A long driveway provides ample parking, leading to a single detached garage. The fabulous rear garden is a private oasis with an upper level of low-maintenance artificial grass and a lower level with a lush lawn area, complete with a lovely seating area under a gazebo for your own private sanctuary.

This property is situated in a highly desirable area, close to good local schools, parks, and amenities. With great transport links nearby, commuting is easy and convenient, making this the perfect location to start your home-owning journey.

This well-maintained home is move-in ready and located in a highly desirable area, offering modern amenities and ample outdoor space.

Don't miss this fantastic opportunity to secure a beautiful property in a fantastic location. – contact us today to arrange a viewing and take the first step toward your dream home!

- EXTENDED TWO BEDROOM SEMI-DETACHED
- PERFECT FOR FIRST TIME BUYERS
- TWO DOUBLE BEDROOMS
- MODERN KITCHEN WITH INTEGRATED APPLIANCES
- STUNNING GARDEN
- DETACHED GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- FREEHOLD / TAX BAND B
- VIEWING IS HIGHLY RECOMMENDED



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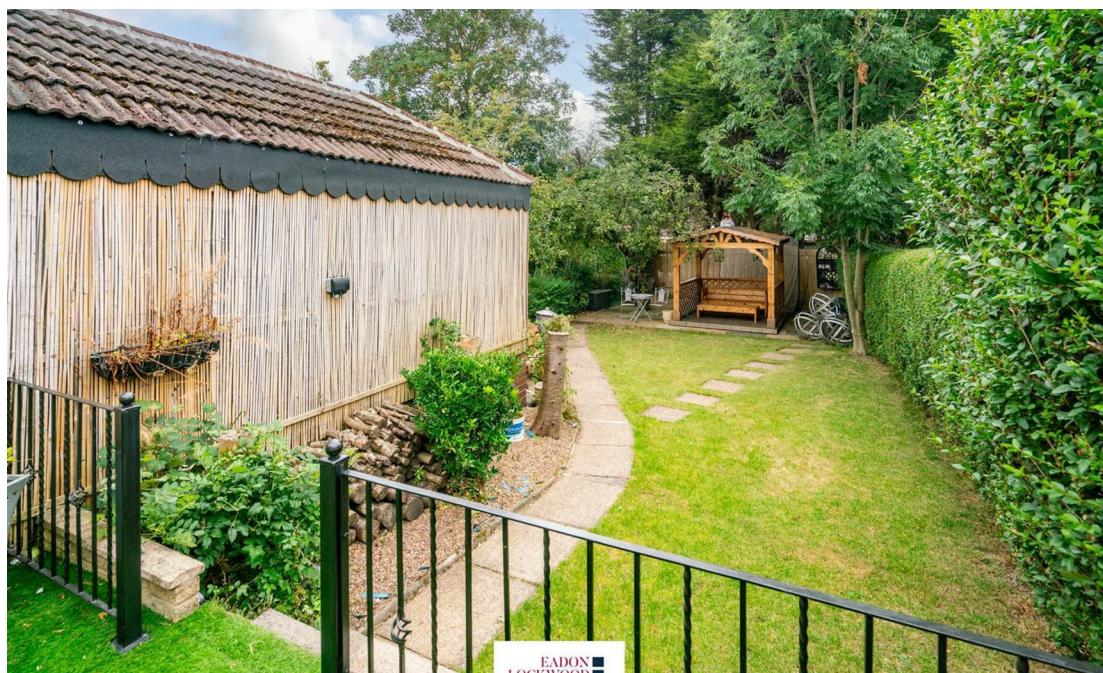
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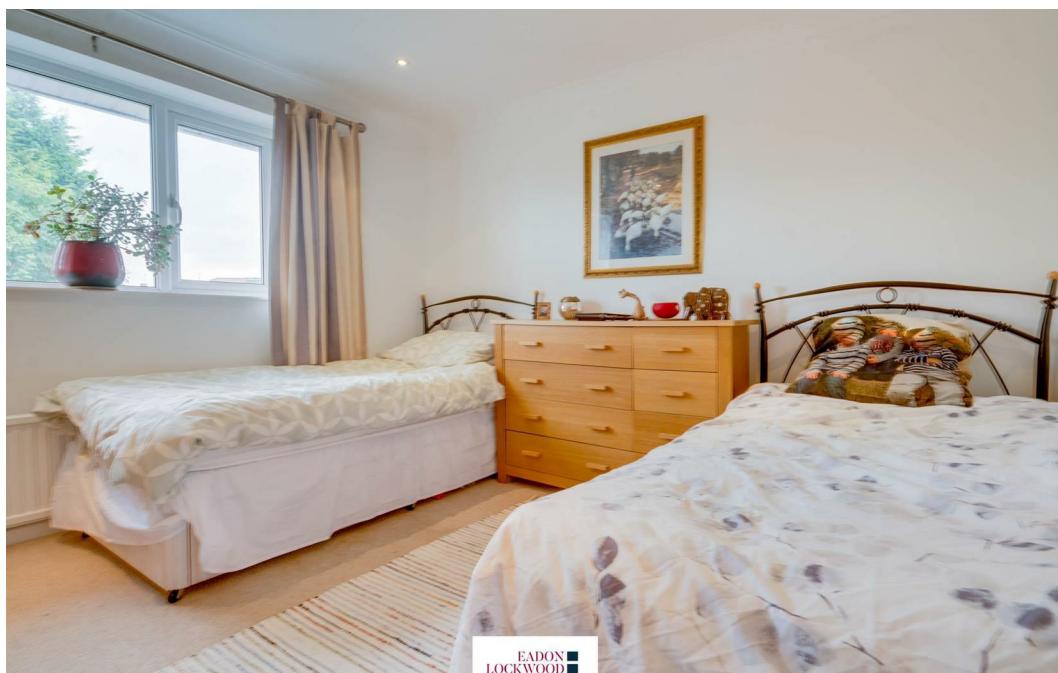
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