



£75,000 Guide Price

March Flatts Road, Thrybergh, Rotherham

Apartment | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Bathroom & Separate WC
- Breakfast Kitchen
- Fabulous First Time Buyer/ Investor
- Spacious Lounge
- Two Bedrooms
- First Floor Apartment
- Rear Garden
- Outbuildings
- VIEWING ADVISED NO ONWARD CHAIN!

Property Description

GUIDE PRICE £75,000 to £80,000

INVESTORS, INVESTORS IT'S ALL ABOUT YIELD... DON'T MISS THIS ONE OVERLOOKING THE COUNTRY PARK AND OPEN FIELDS...!

Uflit would like to welcome to the market this two-bedroom first floor apartment tastefully presented throughout.

Main Particulars

GUIDE PRICE £75,000 to £80,000

Uflit would like to welcome to the market this two-bedroom first floor apartment tastefully presented throughout. The Apartment boasts a spacious lounge, breakfast kitchen two double bedrooms and a family bathroom and separate wc. To the outside a front garden and to the rear two brick-built outhouses and a further garden with patio area to enjoy the views over the country park. Located in a popular area of Thrybergh, close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Tenure: Leasehold

Ground Floor Entrance Cloakroom

Entering through a glazed upvc door to a cosy cloakroom where tiled flooring leads to carpeted stairs to the first-floor apartment, radiator and a side facing upvc window.

Landing

An offset landing with carpeted flooring which flows through to the lounge, a storage cupboard with loft hatch to a boarded loft creating additional storage and doors giving access to two bedrooms, lounge, kitchen, bathroom and separate wc.

Lounge w: 5.5m x l: 3.4m (w: 18' 1" x l: 11' 2")

A spacious living area with a focal feature fireplace, a continuation of the carpeted flooring, a radiator adds warmth and two front facing upvc windows create an abundance of light.

Kitchen w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")

A breakfast kitchen featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a built-in oven, gas hob, extractor fan with plumbing for further utilities. Vinyl flooring, rear facing upvc window admiring the views and a radiator.

Master bedroom w: 3.2m x l: 3.7m (w: 10' 6" x l: 12' 2")

A double bedroom with a front facing upvc window, carpeted flooring, radiator and two built-in storage cupboards.

Bedroom 2

w: 3m x l: 3.8m (w: 9' 10" x l: 12' 6")

An ample sized second bedroom with a rear facing upvc window, carpeted flooring, radiator and views over open fields.

Bathroom w: 1.7m x l: 1.6m (w: 5' 7" x l: 5' 3")

Comprising of a panelled bath and floating wash hand basin. Partially tiled walls with complimentary flooring and a rear facing upvc window.

WC

With a mid-level wc and rear facing upvc window.

Outside

To the front of the property low maintenance lawned gardens and ample road side parking. To the rear two brick built out houses provide additional outside storage along with an understairs storage, several decked patio areas surrounded by mature shrubbery, a delicate water feature with fabulous views overlooking the country park.



Ground Floor

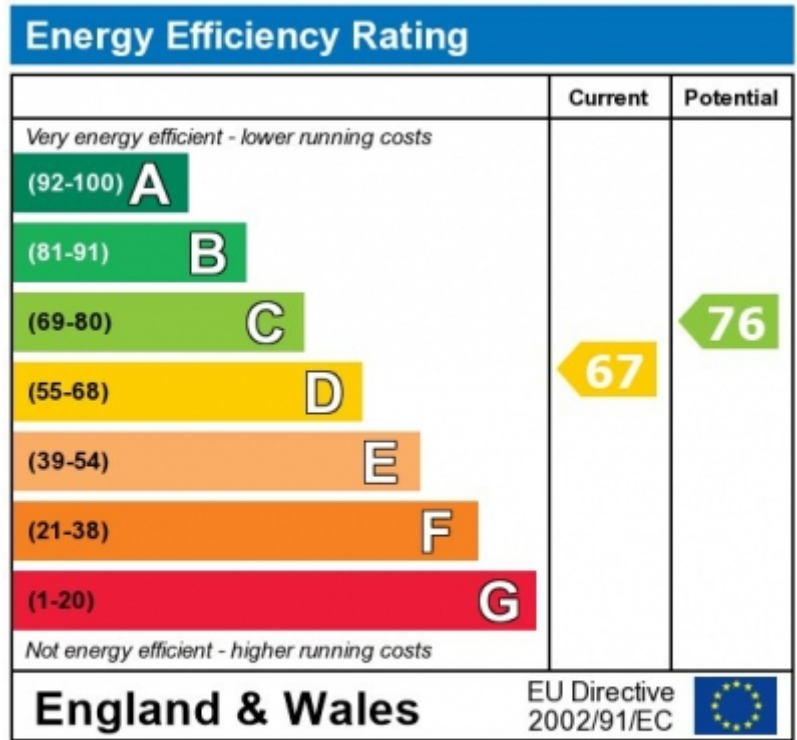
Approx. 71.3 sq. metres (767.2 sq. feet)



Total area: approx. 71.3 sq. metres (767.2 sq. feet)

This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



www.uflit.co.uk