



£90,000 offers Over

Poplar Avenue, Thrybergh, Rotherham

End of Terrace | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous First Time Buyer/ Investor
- Two Bedrooms
- Tastefully Appointed Throughout
- Spacious Lounge
- Breakfast Kitchen
- Fully Tiled Bathroom
- Large Private Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking
- Popular Location
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

WHETHER TO LIVE IN OR INVEST, WHICH DO YOU PREFER ...THIS ONES READY AND WAITING IN THE HEART OF THRYBERGH...!

Uflit are delighted to welcome to the market this tastefully presented two bedroom family home. Ideally suited to the first-time buyer or investor.

## Main Particulars

WHETHER TO LIVE IN OR INVEST, WHICH DO YOU PREFER ...THIS ONES READY AND WAITING IN THE HEART OF THRYBERGH...!

Uflit are delighted to welcome to the market this tastefully presented two bedroom family home. Ideally suited to the first-time buyer or investor. The property benefits from a light and spacious lounge leading through to the breakfast kitchen, two ample sized bedrooms and a fully tiled family bathroom. To the outside a driveway provide ample off-road parking and to the rear a large garden with patio area, providing further family entertaining. The property also benefits from a newly fitted roof. Located in the heart of Thrybergh close to local amenities, excellent transport links and schools. This property is ready and waiting for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 4.7m x l: 3.5m (w: 15' 5" x l: 11' 6")

Entering through a glazed upvc door to a light and spacious living area where a wall mounted fire adopts the chimney breast, carpeted flooring flows throughout, a radiator adds warmth, two front facing upvc windows illuminate and spot lighting creates the mood. A door leads through to the breakfast kitchen and a further door to carpeted stairs leading to the first floor accommodation.

**Breakfast kitchen** w: 4.7m x l: 2.4m (w: 15' 5" x l: 7' 10")

Comprising of a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in oven, gas hob, extractor fan and plumbing for further utilities. Vinyl flooring seamlessly flowing throughout, a rear facing upvc window illuminates, a upvc door opens onto the rear garden, a radiator adds warmth and a door to understairs storage.

### FIRST FLOOR:

#### Landing

A carpeted landing with doors giving access to two bedrooms and the family bathroom.

**Master bedroom** w: 4.7m x l: 3.6m (w: 15' 5" x l: 11' 10")

A double bedroom with front facing upvc window, carpeted flooring and radiator.

**Bedroom 2** w: 2.7m x l: 2.4m (w: 8' 10" x l: 7' 10")

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

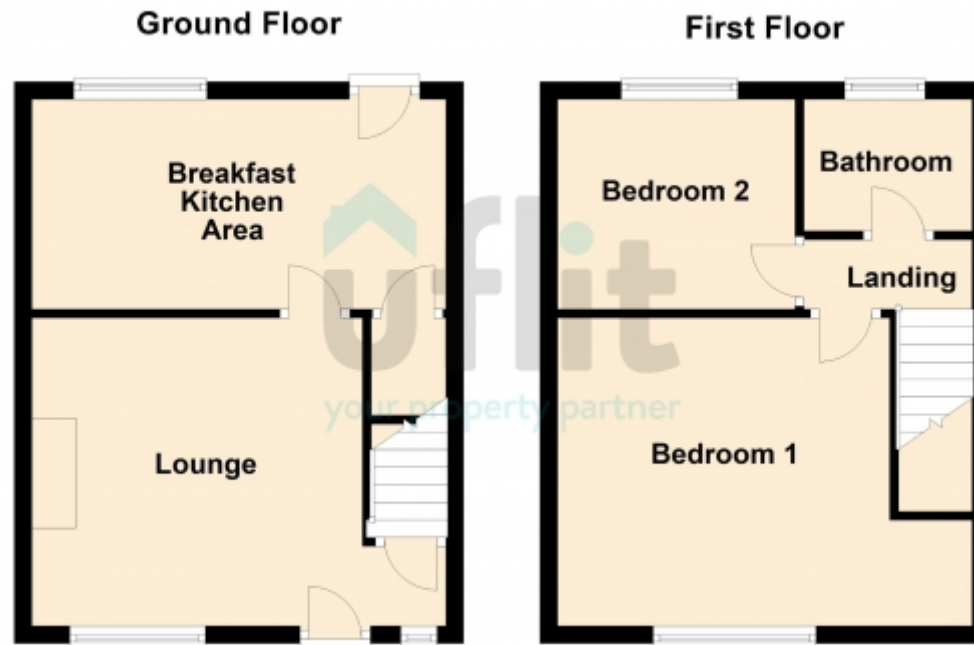
**Family Bathroom** w: 1.9m x l: 1.5m (w: 6' 3" x l: 4' 11")

A modern family shower room comprising of a panelled bath with mixer tap shower, wash hand basin and a low level wc. Fully tiled walls with feature borders, contrasting vinyl flooring, radiator and a rear facing upvc window.

### **Outside**

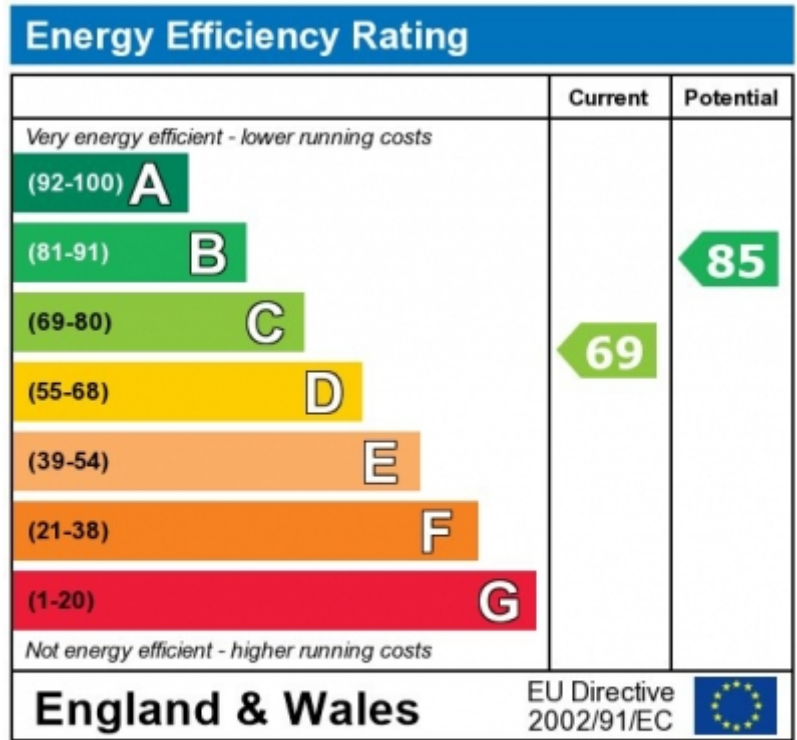
To the front of the property is a large driveway providing ample off-road parking and side gated access to the rear. A large private rear garden with a patio area which in turn leads to a lawned garden all enclosed creating a fabulous entertaining area.





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



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