



£100,000 Guide Price

Avenue Road, Wath-upon-Dearne, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Fabulous First Time Buyer/ Investor
- Beautifully Presented Home
- Two Double Bedrooms
- Two Reception Rooms
- Breakfast Kitchen/Diner
- Modern Fitted Bathroom
- Rear Courtyard Garden
- Popular Location
- NO ONWARD CHAINMUST BE VIEWED!

Property Description

GUIDE PRICE £100,000 to £110,000

WHETHER TO NEST OR INVEST, IT'S A STUNNING ABODE...THE CHOICE IS YOURS ON AVENUE ROAD...!

Uflit are highly delighted to welcome to the market this stunning stone fronted property, retaining period features whilst blending with the modern aspect of living.

Main Particulars

GUIDE PRICE £100,000 to £110,000

WHETHER TO NEST OR INVEST, IT'S A STUNNING ABODE...THE CHOICE IS YOURS ON AVENUE ROAD...!

Uflit are highly delighted to welcome to the market this stunning stone fronted property, retaining period features whilst blending with the modern aspect of living.

Boasting a spacious bespoke lounge, a further dining area and a modern fully integrated kitchen and a cellar provides ample storage. To the first floor two double bedrooms and a large family bathroom benefitting from both bath and shower. The outside benefits from a low maintenance frontage with road side parking. To the rear an enclosed courtyard garden adds to the attraction. Located in a popular area of Wath-Upon-Dearne close to local amenities, excellent transport links and schools. A stunning terrace property at an affordable price. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Lounge w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

Entering through a front glazed upvc door to a spacious lounge, high ceilings emulate throughout the property and retain character. A front facing upvc glazed window illuminates and a radiator adds warmth. Bespoke delicately tired laminate flooring flows throughout and a door opens to the second reception room.

Diner w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

A beautiful second reception room with a continuation of the laminate flooring splits to a tiled kitchen flooring creating a sense of separation to the offset kitchen area whilst retaining the open plan aspect. A rear facing upvc door to the garden, radiator, a further door to the cellar and carpeted stairs to the first floor accommodation.

Cellar w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

An additional storage place.

Kitchen w: 2.4m x l: 3m (w: 7' 10" x l: 9' 10")

A beautiful modern fully integrated kitchen featuring a range of wall and base units with complimentary granite worksurface areas, an under counter sink with separate drainer and tiled back panels, built-in electric oven, gas hob, extractor fan, integrated washing machine, dishwasher and fridge freezer. Tiled flooring and rear and side facing upvc windows.

FIRST FLOOR:

An offset landing with quirky bespoke lighting, solid wood doors giving access to two bedrooms, family bathroom and loft hatch creating additional storage.

Bedroom 1 w: 3.8m x l: 2.8m (w: 12' 6" x l: 9' 2")

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

Bedroom 2 w: 2.8m x l: 3.8m (w: 9' 2" x l: 12' 6")

A further double bedroom with carpeted flooring, radiator and a rear facing upvc window.

Family Bathroom w: 2.5m x l: 3m (w: 8' 2" x l: 9' 10")

Benefitting from both bath and shower is this beautifully presented large modern bathroom comprising of a panelled bath, separate fitted shower cubicle with decorative back panel, floating wash hand basin and wc. Feature partially tiled walls with contrasting vinyl flooring, heated towel rail and a rear facing upvc window.

Outside

A stone walled frontage protects a low maintenance frontage. To the rear an enclosed courtyard garden with rear gated access.






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

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		87
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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