



£140,000 OIRO

Linden Avenue, Wickersley, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- First Time Buyer/ Growing Family Home
- Two Double Bedrooms
- Open Plan Lounge/ Dining Area
- Modern Family Bathroom
- Front and Enclosed Rear Gardens
- In Need of a little TLC whilst offering Huge Potential
- Desirable Location
- In Need of a Little TLC Whilst Offering Huge Potential
- NO ONWARD CHAIN MUST BE VIEWED!

Property Description

A LITTLE TLC IS ALL THAT'S NEEDED FROM YOU...TO CREATE THE PERFECT FAMILY HOME ON LINDEN AVENUE...!

Uflit are delighted to welcome to the market this two double bedroom semi detached property, in need of a little tlc whilst offering huge potential perfect for the first time buyer or growing family.

Main Particulars

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Uflit are delighted to welcome to the market this two double bedroom semi detached property, in need of a little tlc whilst offering huge potential perfect for the first time buyer or growing family in the heart of this desirable and quiet location of Wickersley, close to all local amenities, excellent transport links and a stones throw away from the desirable academy schools. In brief a cloakroom entrance hall, open plan lounge diner and kitchen. To the first floor two double bedrooms and a modern family bathroom. To the outside the property benefits from a lawned frontage and a large enclosed garden to the rear with patio area. The property also benefits from solar panels. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed upvc door to a cosy hallway, spindled stairs leading to the first floor accommodation with understairs recess utilising space, radiator, side facing upvc window and doors giving access to the lounge/ diner and kitchen.

Open Plan Lounge/Diner w: 3.4m x l: 5.9m (w: 11' 2" x l: 19' 4")

A spacious open plan lounge diner benefitting from front and rear facing upvc windows allowing an abundance of light and two radiators add warmth.

Kitchen w: 2.3m x l: 3.5m (w: 7' 7" x l: 11' 6")

With double base units, complimentary work surface areas, counter top sink and plumbing for utilities, side facing upvc door, rear facing upvc window, radiator and a glazed paneled door to understairs storage.

Landing

With a side facing upvc window, radiator, loft hatch creating additional space and doors giving access to two bedrooms and the family bathroom.

Master bedroom w: 4.5m x l: 2.6m (w: 14' 9" x l: 8' 6")

A double bedroom with over stairs storage cupboard, radiator and two front facing upvc windows.

Bedroom 2 w: 3.3m x l: 3.3m (w: 10' 10" x l: 10' 10")

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

Family Bathroom

w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

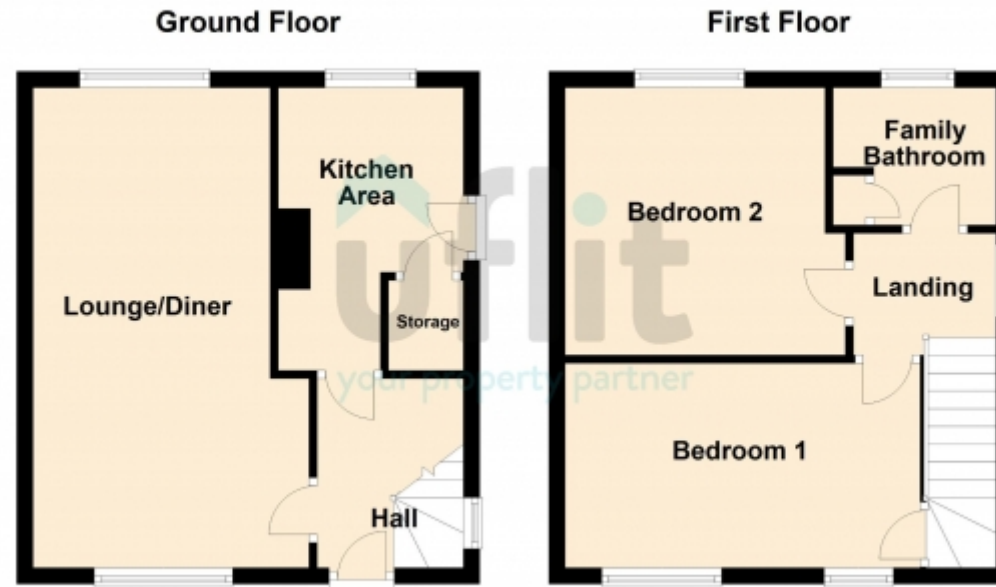
Comprising of a paneled bath, wash hand basin and wc, built in storage cupboard and a rear facing upvc window.

Outside

To the front of the property a delicate wall protects a lawned garden with gated access. To the side a brick built out house offering storage and to the rear an enclosed private predominantly lawned garden with a decked patio.

DON'T DELAY CALL UFLIT TODAY





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 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5PB

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