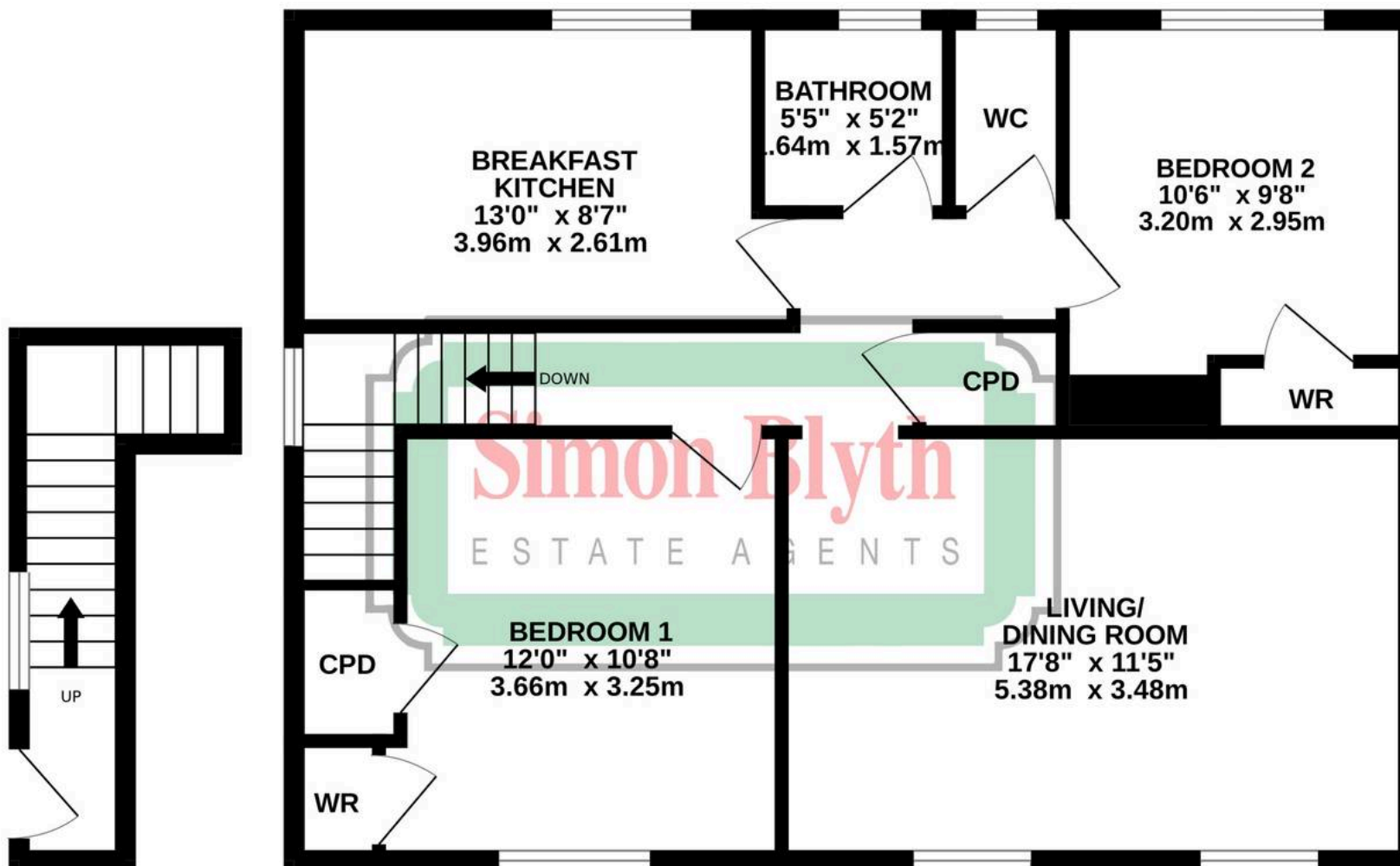




Bay Tree Avenue, Flanderwell

Rotherham

Offers in Region of **£110,000**



BAY TREE AVENUE

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, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Bay Tree Avenue

Flanderwell, Rotherham

OFFERED TO THE MARKET WITH NO UPPER VENDOR CHAIN IS THIS VERY WELL PRESENTED AND SPACIOUS TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ENJOYING A WEALTH OF OUTSIDE SPACE WITH POTENTIAL FOR OFF STREET PARKING TO THE FRONT. LOCATED WITHIN A QUIET CUL-DE-SAC POSITION, THE HOME HAS IT'S OWN PRIVATE ACCESS AND OUTBUILDINGS WITH THE CONFIGURATION AS FOLLOWS; To the ground floor, private entrance and stairs leading to the first floor where we find the living accommodation which incorporates the landing, breakfast kitchen, spacious living/dining room, two double bedrooms, WC and bathroom. The EPC rating is C-77 and the council tax band is A.



ENTRANCE

Entrance gained via a composite and obscure glazed door at ground level with private entrance with staircase turning and rising to the first floor landing.

FIRST FLOOR LANDING

There is a uPVC double glazed window to the side and the landing has two ceiling lights, central heating radiator, built in cupboard and access to loft via a hatch. Here we gain entrance to the following rooms;

BREAKFAST KITCHEN

A well sized kitchen with space for breakfast table and chairs. There are a range of wall and base units in a wood effect with laminate worktops and space for a cooker, fridge freezer, tumble dryer and plumbing for a dishwasher and washing machine. There is a stainless steel sink with chrome taps over and the room is lit via ceiling light and has central heating radiator and uPVC double glazed window to rear. Here we also find the combination boiler.

LIVING ROOM

An excellently proportioned principal reception space with ample room for dining table and chairs if so desired. There is ceiling light, dado rail, central heating radiator and fireplace with electric fire.



BEDROOM ONE

Front facing double bedroom with built in wardrobes and built in cupboard above the stairs. There is ceiling light, central heating radiator and uPVC double glazed window

BEDROOM TWO

Additional double bedroom with built in wardrobes, ceiling light, central heating radiator and uPVC double glazed window to the front.

WC

With a close coupled WC, there is ceiling light, full tiling to walls and floor and obscure uPVC double glazed window to the rear.

BATHROOM

Comprising of a basin sat within vanity unit with chrome mixer tap over and bath with chrome mixer tap, mains fed chrome mixer shower within a glazed shower screen. There are inset ceiling lights, extractor fan, full tiling to walls and floor, chrome towel rail/radiator and obscure uPVC double glazed window to the rear.





OUTSIDE

The apartment enjoys generous outside spaces with three separate principal areas. To the road side there is a low maintenance graveled area with perimeter fencing and various shrubs with a path leading to the property. This could be amended to create off street parking for numerous vehicles if so desired and given the necessary planning and consent. There is a locked iron gate which opens to the side of the apartment where there is a further enclosed low maintenance flagged seating area with perimeter fencing, access to two outbuildings. Behind the apartment there is a further gate opening onto a lawned enclosed garden space.



ADDITIONAL INFORMATION

The EPC rating is C-77 and the council tax band is A and we are informed by the vendor the property is leasehold.

VIEWING:

For an appointment to view, please contact the Sheffield Office on 0114 3216590

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six-inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.
2. None of the main services, i.e., gas, water, electricity, drainage, or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

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Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long-term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIMES

7 DAYS A WEEK

Monday to Friday – 8:45am to 5:30pm

Saturday – 9am to 4pm

Sunday – 11am to 4pm



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