







**GREAT OPPORTUNITY TO PURCHASE A LOVELY TWO BEDROOM SEMI-DETACHED HOUSE, WHICH ALTHOUGH REQUIRES SOME MODERNISATION, WILL PROVIDE A DELIGHTFUL HOME IN A SOUGHT AFTER LOCATION. This property is positioned on Shakespeare Avenue in Sprotbrough and briefly comprises of entrance hallway, living room, kitchen, lean-to conservatory, WC, stairs to the first floor landing, two spacious bedrooms, bathroom, front and rear garden. AVAILABLE WITH NO UPWARD CHAIN.**



#### **ENTRANCE HALL**

3' 5" x 3' 7" (1.06m x 1.10m) The property is accessed via the front facing double glazed frosted door to the entrance hallway, internal door leads to the lounge at the front of the property and stairs to the first floor.



### LOUNGE

10' 7" x 13' 3" (3.23m x 4.06m) Spacious living room with front facing double glazed bay window, storage cupboard beneath the stairs, gas fire, television aerial point, telephone point and door to the kitchen.

### KITCHEN

6' 0" x 13' 10" (1.85m x 4.22m) The kitchen is in need of renovation and currently benefits from two rear facing double glazed windows, rear facing double glazed door to the conservatory, some fitted kitchen units at both eye and base level, work surface incorporating a single bowl sink with drainer and space for a fridge/freezer.

### LEAN TO CONSERVATORY

10' 8" x 4' 8" (3.26m x 1.44m) Additional space at the rear of the house with versatile use, door to the WC, rear facing double glazed door to the garden, side facing double glazed frosted window and rear facing double glazed window.

### STAIRS

The stairs lead from the entrance hallway to the first floor landing.

### LANDING

Providing access to both bedrooms/bathroom, wall mounted heater, loft access point and a side facing double glazed frosted window.

### BEDROOM

13' 10" x 10' 7" (4.22m max x 3.23m) Spacious double bedroom at the front of the property with decorative feature fireplace and front facing double glazed window.



### BEDROOM

8' 11" x 7' 11" (2.72m x 2.42m) Further bedroom at the rear with storage cupboard holding the water tank and rear facing double glazed window.

### BATHROOM

5' 8" x 6' 0" (1.73m x 1.83m) The bathroom currently benefits from a three piece bathroom suite comprising of a bath, wash hand basin, WC, partially tiled walls and rear facing double glazed frosted window.











### FRONT GARDEN

Small lawned garden with wall to the front, open access to the concrete area, fenced to the side and a path leads to the side of the property allowing access to the rear garden.

### REAR GARDEN

Partially fence enclosed rear garden with central lawn, mature bushes/trees and a concrete pathway.

### NOTES:

**COUNCIL TAX BAND: A**

**FREEHOLD PROPERTY**

**HEATING SYSTEM: WALL MOUNTED HEATER &  
GAS FIRE**

**SERVICES: MAINS**



