



10 ALDERSON AVENUE ROTHERHAM, S62 7DE

£110,000
FREEHOLD

FOR SALE: AN AFFORDABLE TWO-BEDROOM TOWNHOUSE, IDEAL FOR FIRST-TIME BUYERS AND INVESTORS! This property features a welcoming entrance hall leading to a spacious, open-plan living room with a front-facing window, a gas-effect fire, and access to a modern breakfast kitchen. The kitchen is equipped with a range of units, a breakfast bar, and space for freestanding appliances. Upstairs, there are two bedrooms—one double with fitted wardrobes and a single with storage—along with a fully tiled bathroom that includes a bath with an overhead shower. The property also benefits from central heating, UPVC double glazing throughout, and a driveway with parking for two vehicles.

**Kendra
Jacob**

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10 ALDERSON AVENUE

- ATTENTION ALL INVESTORS & FIRST TIME BUYERS
- NO UPPER CHAIN
- TWO BEDROOM TOWN HOUSE
- MUCH SOUGHT AFTER LOCATION
- ENTRANCE HALL WITH CLOAKS CUPBOARD
- LIVING ROOM WITH OPEN PLAN STAIRCASE
- BREAKFAST KITCHEN
- TWO BEDROOMS
- THREE PIECE BATHROOM SUITE
- GARDEN & DRIVEWAY

ENTRANCE HALLWAY

A side-facing UPVC glazed entrance door opens into the hallway, which features a cupboard, central heating radiator, laminate flooring, and a door leading to the open-plan living room.

LIVING ROOM

A well-proportioned living room with a front-facing UPVC double-glazed window. The room has coving to the ceiling, a central heating radiator, and laminate flooring. An open-plan staircase leads to the first-floor landing. There is also a gas-effect fire with a marble hearth and insert, and a door provides access to the breakfast kitchen.

BREAKFAST KITCHEN

The kitchen is fitted with a range of wall and base units, complemented by work surfaces that incorporate a ceramic sink with a mixer tap. There is space for freestanding appliances, a wall-mounted combination boiler, a breakfast bar, under-stair storage, a central heating radiator, coving to the ceiling, laminate wood flooring, and a side-facing obscure UPVC double-glazed window.

FIRST FLOOR LANDING

The landing provides access to the loft hatch, a central heating radiator, and an airing cupboard. Doors lead to two bedrooms and the bathroom.

BEDROOM ONE

A double bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and fitted wardrobes.

BEDROOM TWO

A single bedroom with a rear-facing UPVC double-glazed window, a central heating radiator, and a fitted storage cupboard.

BATHROOM

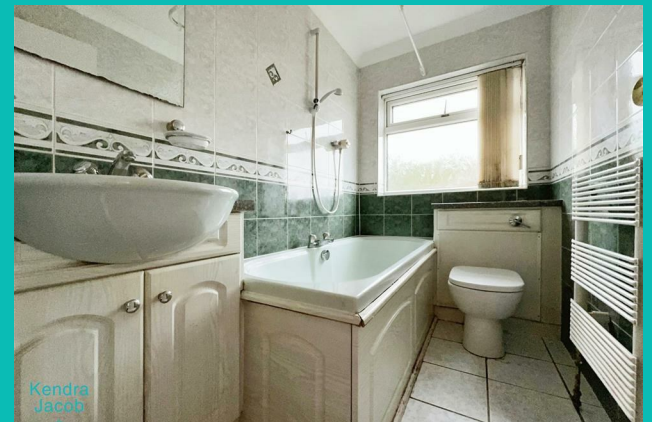
A white three-piece suite comprising a panelled bath with an overhead mains-powered shower, a vanity hand wash basin, and a low-flush WC. The walls are fully tiled, the floor is tiled, and there is a heated towel rail, coving to the ceiling, and a side-facing obscure UPVC double-glazed window.

OUTSIDE

The front of the property features a lawn and a driveway with parking space for two vehicles.



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ADDITIONAL INFORMATION

Local Authority – Rotherham

Council Tax – Band A

Viewings – By Appointment Only

Floor Area – 455.40 sq ft

Tenure – Freehold

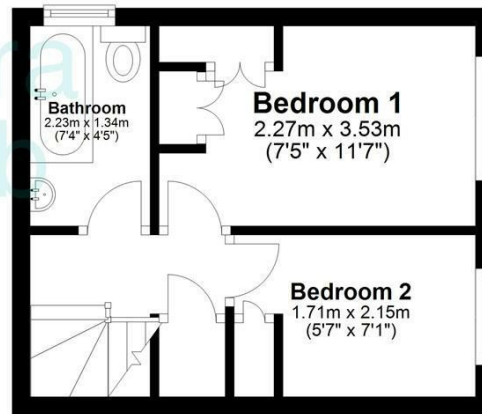
Ground Floor

Approx. 21.8 sq. metres (234.5 sq. feet)



First Floor

Approx. 20.5 sq. metres (220.9 sq. feet)



Total area: approx. 42.3 sq. metres (455.4 sq. feet)

Illustration for identification purposes only, measurements are approximate, not to scale. _
Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		70	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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