



7 RENCLIFFE AVENUE ROTHERHAM, S60 2RW

£230,000
FREEHOLD

**** GUIDE PRICE £230,000 - £250,000 ****

This beautifully presented, extended traditional semi-detached family home is situated in a highly sought-after area of Rotherham. Conveniently located close to Oakwood High School, Rotherham NHS Foundation Trust Hospital, local shops, Boston Castle and Park, and a range of amenities, this spacious property offers well-proportioned living accommodation throughout. Featuring a generous entrance hallway, an attractive living room, a modern open-plan kitchen diner, a large conservatory, three good-sized bedrooms, and a stylish family bathroom. It is an ideal home for families. The property also benefits from a spacious rear garden, a driveway, and a garage.

**Kendra
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7 RENCLIFFE AVENUE

• ***GUIDE PRICE £220,000 - £240,000*** • Extended traditional semi-detached family home in a sought-after area of Rotherham. • Close to Oakwood High School, Rotherham NHS Foundation Trust Hospital, shops, and amenities. • Spacious entrance hallway with wood panelling and storage. • Attractive living room with a bay window and feature fireplace. • Modern open-plan kitchen diner with quality units and integrated appliances. • Large conservatory with French doors leading to the rear garden. • Three well-proportioned bedrooms, including a bay-fronted master bedroom. • Stylish family bathroom with a P-shaped bath and waterfall shower. • Generous rear garden, driveway, and garage, offering ample outdoor space.



ENTRANCE HALLWAY

A front-facing UPVC double-glazed entrance door opens into the spacious entrance hallway, featuring wood panelling to the walls, a central heating radiator, laminated wood flooring, and a spindle staircase leading to the first-floor landing. There is also a large storage cupboard.

LIVING ROOM

An attractive living room with a front-facing UPVC double-glazed bay window, original coving to the ceiling, and a picture rail along the walls. The focal point of the room is a beautiful stone-effect fire surround with a cast iron inset, marble hearth, and a gas coal-effect fire. A central heating radiator completes the space.

OPEN PLAN KITCHEN DINER

The kitchen is fitted with a quality range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with a mixer tap. It also features a freestanding range-style cooker, an integrated fridge, and partially tiled walls. A rear-facing UPVC double-glazed window allows natural light to flood the space, while coving to the ceiling and a picture rail add character. A door provides access to the utility room and cellar. Laminated wood flooring flows seamlessly into the dining area, which includes a central heating radiator, coving to the ceiling, a picture rail, double doors leading into the living room, and UPVC double-glazed French doors opening into the large conservatory.

UTILITY ROOM

Comprising a wall unit and work surface, the utility room

provides space for a freestanding freezer, washing machine, and tumble dryer. A side-facing UPVC double-glazed window and a rear-facing UPVC double-glazed entrance door lead to the rear garden. Additional features include a central heating radiator and laminated wood flooring.

CONSERVATORY

A generously sized conservatory with UPVC double-glazed windows and rear-facing UPVC double-glazed French doors opening out to the garden. The space is finished with a central heating radiator and laminated wood flooring.

CELLAR

A large cellar currently used for storage, benefiting from both lighting and power.

FIRST FLOOR LANDING

A spacious landing with a side-facing UPVC double-glazed window, spindle balustrade, wood panelling, and a picture rail to the walls. Doors provide access to three generously sized bedrooms and the family bathroom.

BEDROOM ONE

An attractive double bedroom featuring a front-facing UPVC double-glazed bay window, a picture rail, and fitted wardrobes with matching overhead cupboards along one wall. The room is completed with a central heating radiator and laminated wood flooring.

BEDROOM TWO

A second double bedroom with a rear-facing UPVC

double-glazed window, a picture rail to the walls, a central heating radiator, and laminated wood flooring.

BEDROOM THREE

A well-proportioned third bedroom with a front-facing UPVC double-glazed window and a central heating radiator.

FAMILY BATHROOM

A stylish three-piece suite in white, comprising a P-shaped bath with a modern waterfall shower and glass shower screen, a pedestal hand wash basin, and a low-flush WC. The walls are partially tiled, and the flooring is finished with laminated wood. Additional features include a chrome towel radiator, a storage cupboard with shelving, an electric extractor fan, downlighting to the ceiling, and both rear and side-facing obscure UPVC double-glazed windows.

OUTSIDE

To the front of the property is a low-maintenance garden and a driveway leading to the garage, with gated access to the rear.

The rear garden is larger than average, mainly laid to lawn with well-stocked borders. There is a patio seating area, outside lighting, power points, and a water tap. Steps lead up to the conservatory and utility room.

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ADDITIONAL INFORMATION

Local Authority – Rotherham

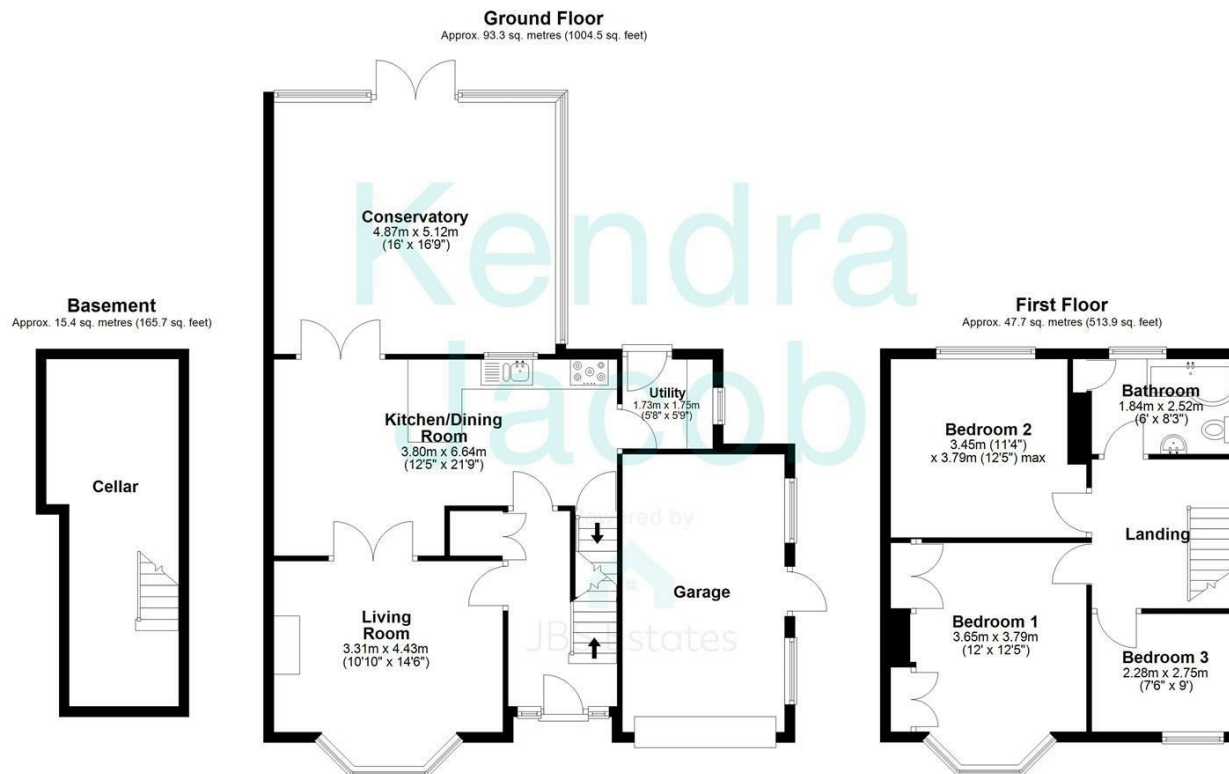
Council Tax – Band C

Viewings – By Appointment Only

Floor Area – 1684.20 sq ft

Tenure – Freehold





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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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