

## 12 ALDERSON AVENUE RAWMARSH, S62 7DE

**£110,000**  
**FREEHOLD**

\*\*\*\*\*GUIDE PRICE £120,000-£125,000\*\*\*\*\*

ATTENTION ALL FIRST TIME BUYERS AND INVESTORS, FOR SALE WITH NO UPPER CHAIN IS THIS TWO BEDROOM TOWN HOUSE

This property features a welcoming entrance hallway leading to a well-appointed living room with a wooden fireplace and an open-plan staircase. The kitchen is equipped with modern appliances and ample storage. Upstairs, there are two bedrooms and a family bathroom with a three-piece suite. The house also includes an enclosed garden with off-road parking for one vehicle.

**Kendra  
Jacob**

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# 12 ALDERSON AVENUE

- WELL PRESENTED TWO BEDROOM TOWN HOUSE
- SITUATED IN A SOUGHT AFTER LOCATION
- ENTRANCE HALL
- WELL PROPORTIONED LOUNGE WITH A FEATURED FIRE PLACE
- WELL EQUIPPED KITCHEN
- TWO BEDROOMS
- THREE PIECE FAMILY BATHROOM SUITE
- ENCLOSED GARDEN
- OFF ROAD PARKING FOR ONE VEHICLE
- CLOSE TO LOCAL SCHOOLS AND AMENITIES



## ENTRANCE HALL

The entrance hallway features a side-facing UPVC double-glazed entrance door, a storage cupboard, and vinyl flooring. A door leads to the living room.

## LIVING ROOM

A well-appointed living room with front and side-facing UPVC double-glazed windows, ceiling coving, and a central heating radiator. The open-plan staircase leads to the first-floor landing. The room has laminated effect vinyl flooring, power points, a TV point, and a focal point: a wooden fireplace surround with a marble hearth and insert, featuring a pebble-effect gas fire.

## KITCHEN

The kitchen includes a range of wall and base units with complementary work surfaces, incorporating a stainless steel sink unit with a mixer tap. There is a fitted electric oven, a four-ring gas hob with an electric extractor fan above, and space for freestanding appliances, including a fridge, freezer, and washing machine. Additional features include panelled splashbacks, laminated wood flooring, a central heating radiator, a wall-mounted combination central heating boiler, power points, and a side-facing UPVC double-glazed window.

## FIRST FLOOR LANDING

The first-floor landing provides access to the loft space, storage, and doors leading to two bedrooms and the family bathroom suite.

## BEDROOM ONE

Bedroom one has front and side-facing UPVC double-glazed windows, a central heating radiator, power points, and a TV point.

## BEDROOM TWO

Bedroom two features a front-facing UPVC double-glazed window, decorative ceiling coving, a central heating radiator, and power points.

## FAMILY BATHROOM

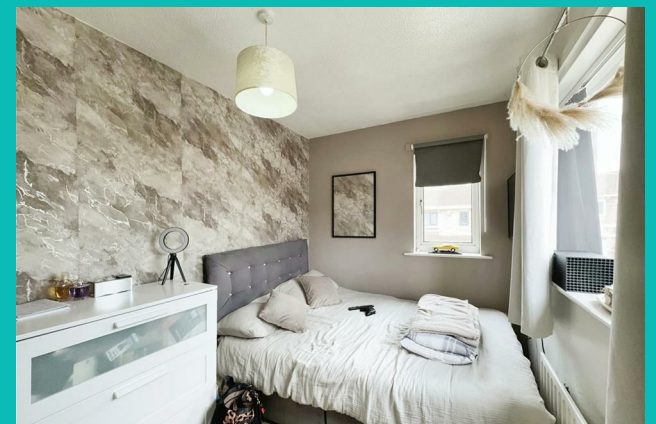
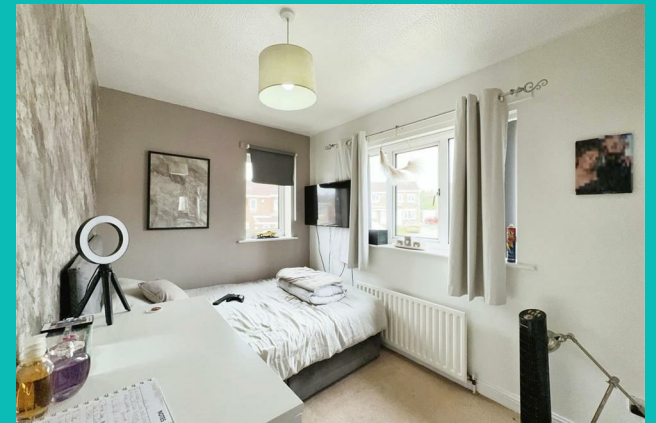
The bathroom comprises a three-piece suite in white, including a panelled bath with an overhead shower, a pedestal hand wash basin, and a low flush WC. The walls are fully tiled, and there is tiled flooring, a central heating radiator, and a side-facing obscure UPVC double-glazed window.

## OUTSIDE

The property boasts an enclosed front and side-facing garden, mainly laid to lawn, with off-road parking for one vehicle.



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### ADDITIONAL INFORMATION

**Local Authority** – Rotherham

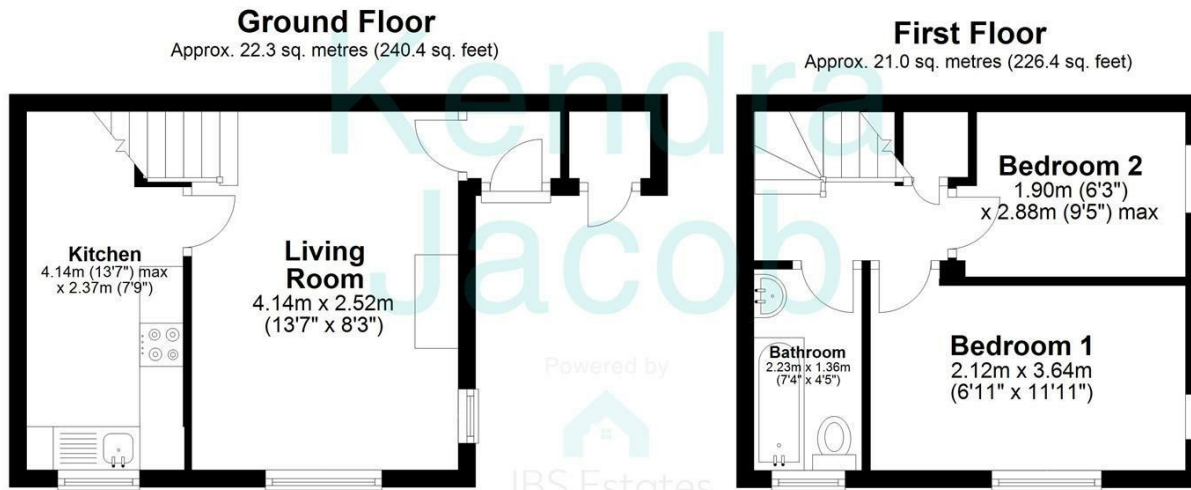
**Council Tax** – Band A

**Viewings** – By Appointment Only

**Floor Area** – 667.37 sq ft

**Tenure** – Freehold





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			89
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Total area: approx. 43.4 sq. metres (466.9 sq. feet)

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

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

Kendra Jacob Estate Agents  
Six Oaks Grove  
Retford  
DN220RJ

01909 492 116  
Kendrajacob@jbs-estates.com

Kendra  
Jacob

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JBS Estates