



First Avenue, Rotherham S65 2RW

welcome to

First Avenue, Rotherham

FIRST STEP ON THE LADDER? - Offered to market is this spacious and well presented three bedroom Town House making the ideal purchase for the FTB/ family. Boasting off road parking and a good sized rear garden. Being well placed to local amenities, transport links & schools...CALL TO VIEW!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

11' 11" into chimney breast recess x 18' 9" (3.63m into chimney breast recess x 5.71m)
Having a front & rear double glazed window, a radiator and an electric fire.

Dining Room

11' 11" into chimney breast recess x 9' 10" (3.63m into chimney breast recess x 3.00m)
Having a front facing double glazed window and an electric fire.

Kitchen

10' 1" x 8' 6" (3.07m x 2.59m)
Fitted with wall and base units with worktops housing the sink & drainer. There is space and plumbing for a cooker, a fridge/freezer and a washing machine. Having a rear facing double glazed window and a radiator.

Downstairs W.C.

Fitted with a hand wash basin and a W.C. Having a rear facing double glazed window.

Landing

Having a rear facing double glazed window and providing entry to the loft.

Bedroom One

19' 7" to maximum point x 13' to maximum point (5.97m to maximum point x 3.96m to maximum point)
Having two front facing double glazed windows, a radiator and a built in storage cupboard.

Bedroom Two

12' 2" into chimney breast recess x 13' 2" (3.71m into chimney breast recess x 4.01m)
Having a front facing double glazed window and a radiator.

Bedroom Three

9' x 8' 9" (2.74m x 2.67m)

Having a rear facing double glazed window and a radiator.

Shower Room

Being fully tiled and fitted with a shower cubicle, a hand wash basin with vanity and storage cupboards and a W.C. Having a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

Outside

To the front is a drive providing off road parking for two cars.

To the rear is an enclosed lawned garden with a decked area.



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welcome to

First Avenue, Rotherham

- Three bedroom Mid Town House
- Ideal opportunity for the FTB/family buyer
- Well placed to local amenities/transport links & schools
- Drive providing off road parking
- Good sized rear garden

Tenure: Freehold EPC Rating: C

£150,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115073 - 0002

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