









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.





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

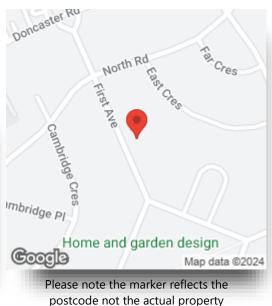
Tenure: Freehold EPC Rating: C

£150,000









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Property Ref: RTF115073 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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