

**FOR SALE**



**Bent Lathes Avenue, Rotherham**  
**Guide Price £270,000**

  
**MARTIN & CO**



## Bent Lathes Avenue, Rotherham

3 Bedrooms, 1 Bathroom

**Guide Price £270,000**

- Semi detached
- Extended dining kitchen
- Generous size rear garden
- Drive and garage
- Spacious

GUIDE PRICE £270,000 - £280,000. Nestled in a sought-after neighbourhood, this impressive three-bedroom, extended semi-detached house is ideally suited for both families and professionals. Its excellent location provides superb commuter links including the M1, M18 motorways, and the Sheffield Parkway, as well as a variety of public transportation options.

The home has been recently upgraded with a double-storey extension, adding substantial appeal. It features a spacious dining kitchen designed for entertaining, an enlarged second bedroom, and a contemporary shower room. The interior is accented with stylish oak doors and an inviting entrance hall, which includes an oak-spindled staircase leading to the upper level.

The cozy lounge, with its bay window, is fitted with a multi fuel stove that adds a warm, welcoming touch to the space. The kitchen is modern and sleek with shaker style grey cabinetry and integrated appliances. On the upper floor, the oak balustrade leads to three bedrooms, two of which boast built-in furniture, and a well-maintained extended shower room equipped with a clean, white three-piece suite.

Externally, the property continues to impress with a



neatly landscaped front garden, a driveway that leads to a single garage, and a large rear garden featuring a patio area and an expansive lawn, ideal for outdoor activities and relaxation.

Viewing this property is highly recommended to fully appreciate its quality and the extent of the amenities it offers.

**ENTRANCE HALL** A welcoming entrance hall with an oak spindled staircase rising to the first floor landing. With oak flooring and oak internal doors.

**CLOAKROOM** With a white two piece suite which comprises of a low flush w.c, vanity wash hand basin, oak flooring, extractor fan and down lights to the ceiling.

**LOUNGE** A spacious lounge with oak flooring and front facing bay window. The focal point of the room is the multi fuel burning stove inset into the chimney breast,

there is a pocket door which opens into the dining kitchen.

**DINING KITCHEN** This fantastic extended dining kitchen is definitely the heart of the home in this property. Having an extensive range of fitted wall and base units in a grey shaker style. Base units are set beneath quartz worktops which include a one and a half bowl sink, induction hob, eyelevel double oven, integrated microwave, integrated dishwasher, integrated washing machine, space and plumbing for American style fridge freezer, downlights to the ceiling, three roof windows, rear facing window, rear facing French style doors to the garden, underfloor heating and with a central island

**LANDING** With oak spindled balustrade, side facing window, access to the loft with ladder, light and the central heating boiler.

**BEDROOM ONE** A double size room with built in wardrobes to one wall, laminate flooring and front



facing bay window.

**BEDROOM TWO** An extended double size room with laminate floor and rear facing window.

**BEDROOM THREE** A single size room with built in storage and front facing window.

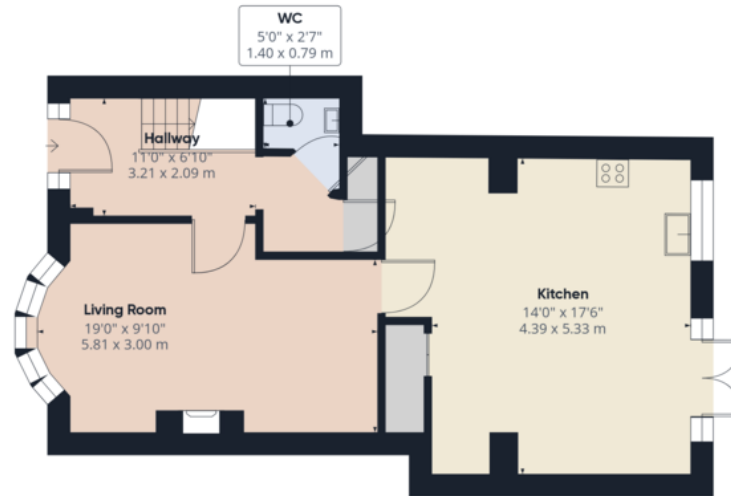
**SHOWER ROOM** An extended shower room with a white three piece suite which comprises of a low flush w.c, vanity sink with built in storage to side and below, LED demister mirror, walk in shower cubicle, downlights to the ceiling and rear facing window.

**OUTSIDE** To the front is a lawn garden with block paved drive leading to the single garage. Garage with electric, light, water and electric door. To the rear is a generous size garden with block paved patio which leads to the lawn with mature hedging and trees.

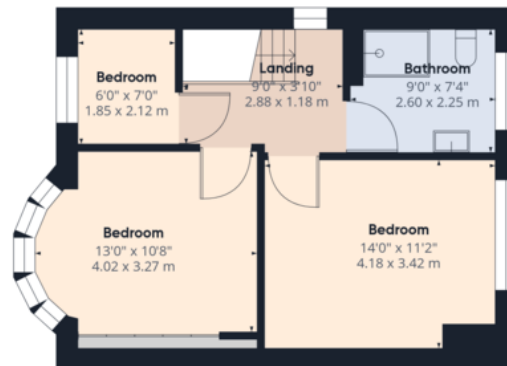


| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 85 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |





Ground Floor



Approximate total area<sup>m</sup>

1052.17 ft<sup>2</sup>

97.75 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to

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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.