

**FOR SALE**



**The Grove, East Dene**  
**Auction Guide Price £95,000**

  
**MARTIN&CO**



## The Grove, East Dene

3 Bedrooms, 1 Bathroom

**Auction Guide Price £95,000**

- Sold Via Modern Method Of Auction
- Three bedrooms
- End townhouse
- No chain
- Off road parking

Welcome to The Grove, a spacious three-bedroom end townhouse situated in the popular East Dene area of Rotherham. Offered for sale with no chain, this well-positioned property is a rare find on this street, making it a fantastic opportunity for a range of buyers, from first-time purchasers to growing families.

As you enter the property, you are welcomed by an inviting entrance hall that leads into a generous-sized lounge. The lounge is a bright and comfortable space featuring a charming fire surround with an electric fire, creating a warm and cosy atmosphere perfect for relaxing evenings. The kitchen is fitted with a range of shaker-style wall and base units, offering ample storage and workspace for all your culinary needs. A rear porch doubles as a utility area, adding valuable additional storage and functionality to the home.

On the first floor, the property boasts three well-proportioned bedrooms, providing plenty of space for family living or the option for a home office. The shower room is fitted with a modern white three-piece suite, offering practicality and ease of maintenance.

Externally, the property benefits from a block-paved driveway at the front, providing off-street parking for convenience. To the rear, you'll find an enclosed

garden featuring a lawn and a shed, perfect for outdoor activities, gardening, or simply enjoying the outdoors in privacy.

The Grove enjoys an excellent location with easy access to a variety of local amenities, including shops, schools, and public transport links, making it ideal for commuters and families alike. The proximity to major routes ensures that Rotherham town centre and surrounding areas are within easy reach, enhancing the appeal of this charming townhouse.

Don't miss your chance to view this property in a desirable position. Contact us today to arrange a viewing and see for yourself all that this delightful home has to offer!

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

If considering buying with a mortgage, inspect and consider the property carefully with your lender before bidding.

A Buyer Information Pack is provided. The winning bidder will pay £300.00 including VAT for this pack which you must view before bidding.

The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.

ENTRANCE HALL With a staircase rising to the first floor landing, door to the lounge and front facing



entrance door.

**LOUNGE** A generous size lounge with coving to the ceiling. The focal point of the room is the feature fire surround which houses the electric fire and front facing window.

**DINING KITCHEN** Having a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath contrasting worktops which include a one and a half bowl sink, space for cooker, space for fridge freezer, plumbing for dishwasher, tiled splash backs, tiled floor, side and rear facing windows, under stairs storage and rear facing door to the utility porch.

**UTILITY PORCH** With rear facing windows, plumbing for washing machine and side facing entrance door.

**LANDING** With side facing window.

**BEDROOM ONE** With fitted wardrobes with overbed storage, dressing table and front facing window.

**BEDROOM TWO** With built in store cupboard, laminate floor and rear facing window.

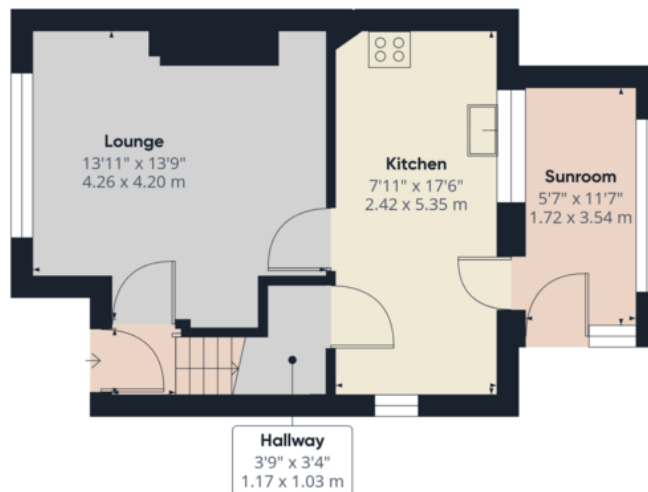
**BEDROOM THREE** With rear facing window.

**SHOWER ROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, tiled floor, tiled walls and front facing window.

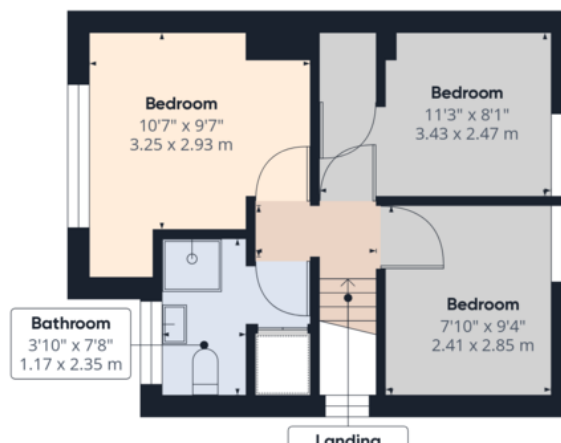
**OUTSIDE** To the front is a block paved drive. To the rear is an enclosed garden with patio, lawn and shed.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 83 B      |
| 69-80 | C             |         |           |
| 55-68 | D             | 61 D    |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |





Ground Floor



Approximate total area<sup>(1)</sup>

743.14 ft<sup>2</sup>  
69.04 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

## Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA  
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

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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.