

HUNTERS[®]

HERE TO GET *you* THERE



Rockingham Street

Birdwell, S70 5TQ

Offers In Excess Of £95,000



- 2 BED MID TERRACE
- GREAT POTENTIAL - GOOD INVESTMENT
- FABULOUS VIEW OVER PARKLAND
- LOW MAINTENANCE GARDEN
- CLOSE TO AN ARRAY OF AMENITIES

- IN NEED OF UPGRADING
- POSSIBILITY OF CREATING A THIRD BEDROOM
- GOOD ROOM SIZES
- GOOD COMMUTER LOCATION
- COUNCIL TAX BAND A

Tel: 0114 257 8999

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PUBLIC NOTICE

DATE OF NOTICE: 22/07/2024

3 Rockingham Street, Birdwell, Barnsley, S70 5TQ

We advise that an offer has been made for the above property in the sum of £96,000.00

Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Hunters

1 Station Road, Sheffield, S35 2

NO UPWARD CHAIN! CALLING ALL INVESTORS AND FIRST TIME BUYERS - A GREAT INVESTMENT OR FIRST STEP ON THE LADDER, TAKE A LOOK AROUND THIS 2 BED MID TERRACE IN NEED OF SOME UPGRADES BUT WITH PLENTY OF POTENTIAL! Located in the popular commuter location of Birdwell, less than a mile from the M1, benefitting from good public transport links, walking distance to an array of amenities, surrounded by reputable schools, direct roads leading to Barnsley, Sheffield and Rotherham and backing onto the park. The property boasts generous dimensions, scope to create a third bedroom if desired, plenty of built in storage, modern kitchen and bathroom, enclosed rear garden, ample on street parking is available and with no upward chain it is ready and waiting for you to put your stamp on it! Briefly comprising living room, kitchen, bathroom and two good sized bedrooms. Must be seen to truly appreciate the location, the potential and the size! Book now to avoid disappointment!

LIVING ROOM

Through a uPVC door leads into a roomy living space, drenched in natural light through a large front facing uPVC window, also comprising wall mounted radiator, aerial point, wall lights and door leading into the kitchen.

KITCHEN

Offering an array of light wood wall and base units providing plenty of storage space, contrasting black work surfaces, inset stainless steel sink and drainer with matching mixer tap, integrated appliances include electric oven, electric hob, extractor hood, fridge and freezer, further under counter space and plumbing is available for a dishwasher and washing machine, wall mounted radiator, large under stairs storage cupboard and further doors leading to the stairway, bathroom and rear garden.

BATHROOM

A generously sized bathroom comprising bath with shower over, low flush WC, pedestal sink, wall mounted radiator, extractor fan and frosted uPVC window.

BEDROOM 1

A great sized double bedroom hosting a front facing uPVC window, aerial point and wall mounted radiator.

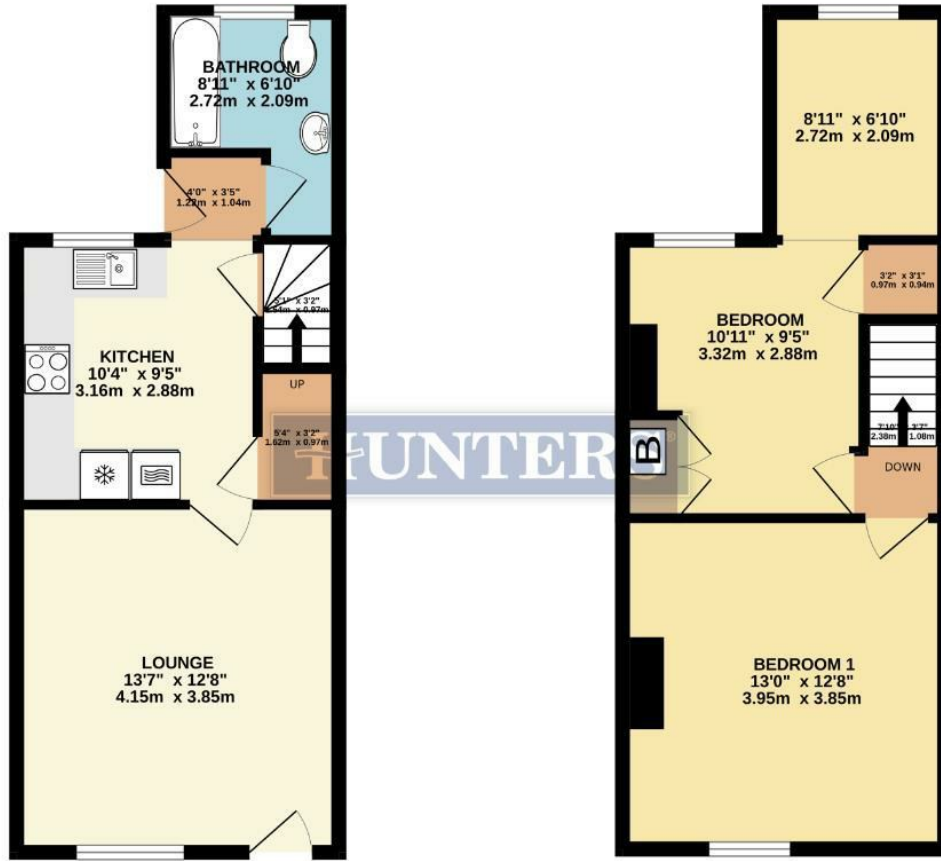
BEDROOM 2

A further good sized, jack and jill style bedroom, hosting built in cupboards that house the combi boiler, large built in storage cupboard that also houses the loft hatch, wall mounted radiator and two rear facing uPVC window overlooking the parkland at the rear. Scope here to add a corridor and create three bedrooms.

EXTERIOR

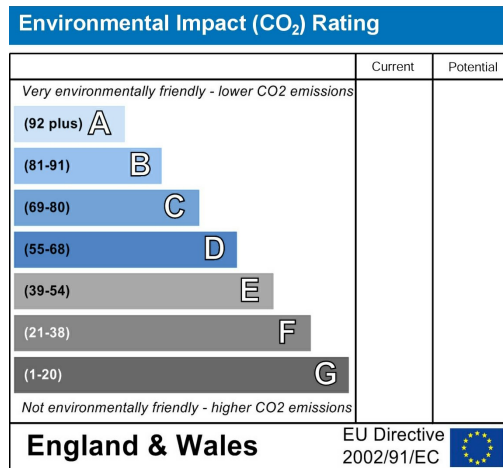
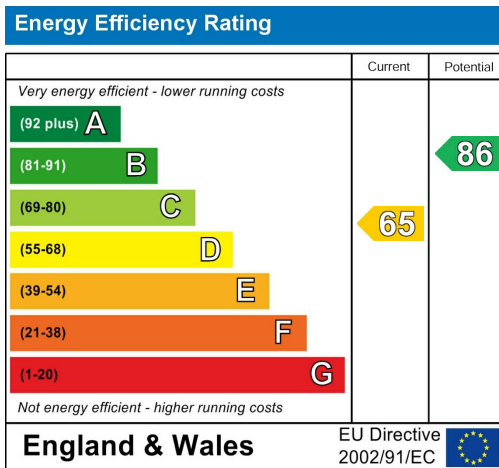
To the rear of the property is a fully enclosed garden backing onto the parkland, with raised area that currently houses a shed for outdoor storage, further lawn area, small slabbed area to sit out and outdoor tap. Ample on street parking is available at the front of the property.

Floorplan





Energy Efficiency Graph



Viewing

Please contact our Hunters Chapeltown Office on 0114 257 8999 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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