



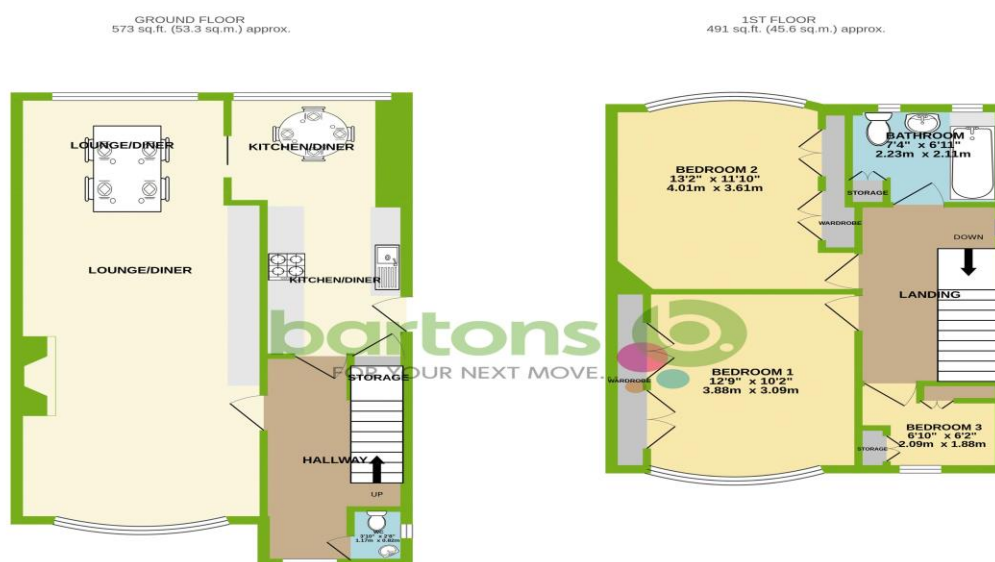
Renishaw Avenue Rotherham S60 3LW

Guide Price: £240,000 to £250,000



- **THREE Bedroom Semi Detached House**
- **Extended to Front and Rear**
- **Spacious Lounge / Diner**
- **Beautifully Landscaped Gardens to front and rear**
- **Detached Garage**
- **Family Bathroom & Downstairs WC**
- **Fitted Kitchen with space for appliances**
- **Ample Off Street Parking**

Guide Price: £240,000 to £250,000. This well-presented **THREE-Bedroom**, traditional bay-windowed semi-detached home offers generous living space and plenty of potential. With a single-storey extension to the rear and a small extension to the front, the property provides added versatility, while a little updating in places makes it an ideal opportunity for **GROWING FAMILIES** or those looking to **ADD THEIR OWN PERSONAL TOUCH**. Inside, you'll find a spacious Lounge / Diner with a feature fireplace and Bay window to front, a neat front extension which has been cleverly designed to incorporate a handy downstairs WC, while the fitted Kitchen features a Built-in oven, gas hob, ample storage, space for a secondary dining table and charming views over the beautifully maintained rear garden. Upstairs, there are **TWO** generously sized **DOUBLE Bedrooms**, both enhanced by bay windows and fitted wardrobes, The **THIRD** single Bedroom, currently used as an office, includes built-in storage that can easily be removed to create a versatile nursery, guest room, or additional study space. A well-appointed Family Bathroom completes the first floor, featuring a bath with a mains shower overhead. Outside, the immaculate landscaped Garden is a true highlight, with a perfectly kept lawn, mature shrubs and trees, and paved seating areas that create a tranquil retreat. The garden enjoys a high level of privacy and is not overlooked to the rear, making it an ideal space to relax and unwind. To the side, a detached garage with power provides additional practicality, offering useful storage or a flexible workspace to suit your needs. This charming property combines character and space, making it a wonderful opportunity for those looking for a home to make their own. With Timber Framed double glazed windows, built in wardrobes, ample off street parking to front and side, a detached garage, set in a sought after location, early viewings are strongly advised. Viewings by appointment only *** Awaiting EPC



TOTAL FLOOR AREA: 1064 sq. ft. (98.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

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AWAITING EPC



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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

**** CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website www.bartons-net.co.uk/links**