

**FOR SALE**



**St Leonards Avenue, Thrybergh**  
**Auction Guide Price £110,000**

  
**MARTIN & CO**



## St Leonards Avenue, Thrybergh

3 Bedrooms, 1 Bathroom

**Auction Guide Price £110,000**

- Sold Via Modern Method Of Auction
- Three bedrooms
- End townhouse
- Generous plot
- Popular location

Situated on a notably generous corner plot in the well-established area of Thrybergh, this three bedroom end townhouse offers a good amount of space both inside and out, making it a practical option for a wide range of buyers. The position of the plot allows for larger than average gardens to the front, side and rear, along with the benefit of two separate driveways, which is not commonly found in similar homes nearby. The property is set back slightly from St Leonards Avenue, with mature shrubs and lawned areas creating a sense of separation from the road. The size of the plot is immediately noticeable, with the side garden in particular offering scope for further landscaping, extension potential subject to the necessary permissions, or simply a more open outdoor space than typically expected.

Access into the property leads into an entrance hall, where stairs rise to the first floor. The layout is straightforward and functional, with access into the main living areas from here. The lounge sits to the front of the property and features a focal fire surround with an electric fire, providing a central point to the room. There is a comfortable amount of space for seating, making it suitable for everyday living.

To the rear, the dining kitchen is fitted with a range of units and offers space for freestanding appliances. There is room for a dining table, allowing the space to



function as both a cooking and dining area. Views over the rear garden give a pleasant outlook, and there is direct access outside, making it practical for day-to-day use.

Upstairs, the first floor landing leads to three well proportioned bedrooms. Each room offers a usable layout, whether for sleeping accommodation, a home office, or additional storage depending on requirements. The family bathroom is fitted with a three piece suite including bath, wash basin and WC, serving all bedrooms from a central position. Externally, the rear garden is mainly laid to lawn and includes an outbuilding which can be used for storage or adapted for other uses. The combination of rear, side and front gardens provides flexibility for outdoor living, gardening or potential future changes. The presence of two driveways adds to the practicality, offering off-road parking for multiple vehicles. Thrybergh is a popular residential area with a good range of local amenities close by. For everyday shopping needs, there is a Morrisons supermarket within easy reach, along with a selection of smaller

shops and convenience stores. Parkgate Retail World is also a short drive away, offering a wider choice of high street retailers, supermarkets including Tesco Extra, and leisure facilities.

Transport links are well catered for, with regular bus services running through Thrybergh connecting to Rotherham town centre and surrounding areas. For those commuting further afield, the M18 motorway is easily accessible, providing routes towards Sheffield, Doncaster and beyond. Rotherham Central railway station offers rail connections for those travelling by train. Families considering schooling will find a number of options in the area. Thrybergh Academy is within close proximity, along with primary schools such as Thrybergh Primary School and St Gerard's Catholic Primary School, making the location practical for those with children of different ages. Offered with no chain involved, this property presents an opportunity to move without delay. The combination of a larger plot, straightforward layout and convenient location makes it a solid choice for buyers looking for



space and potential in a well-connected area.

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, under stairs storage, side facing window and front facing entrance door.

**LOUNGE** The focal point of the room is the feature fire surround housing the electric fire, laminate flooring and front facing window.

**DINING KITCHEN** A fantastic size room with a range of fitted wall and base units. Base units are set beneath worktops which include a single bowl sink, gas cooker point, space for fridge freezer, plumbing for washing machine, tiled splash backs, two rear facing windows and side facing entrance door.

**LANDING** With loft access, cupboard housing the central heating boiler and side facing window.

**BEDROOM ONE** A double size room with storage lobby and front facing window.

**BEDROOM TWO** A double size room with rear facing window.

**BEDROOM THREE** A larger than average single bedroom with front facing window.

**BATHROOM** Having a white three piece suite which comprises of a low flush w.c, wash hand basin, bath, tiled walls and rear facing window.

**OUTSIDE** Set on a larger than average corner plot. This provides a fantastic opportunity for the next buyer. To the front is a lawn garden with off road parking with hedging. This extends to the side again being laid to lawn and of a generous size with a second drive. To



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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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.