

FOR SALE



Bent Lathes Avenue, Rotherham
Guide Price £240,000


MARTIN&CO



Bent Lathes Avenue, Rotherham

3 Bedrooms, 1 Bathroom

Guide Price £240,000

- Semi detached
- Three bedrooms
- No chain
- Reservation fee applies
- Popular location

GUIDE PRICE £240,000 - £250,000. Situated in the well regarded area, this extended semi detached home on Bent Lathes Avenue is offered for sale with no onward chain, presenting an excellent opportunity for a new owner to modernise and personalise the property to suit individual requirements.

The property occupies a pleasant position within this sought after residential location, well placed for a wide range of amenities and transport connections, offering convenient access to Rotherham town centre, Sheffield city centre and major motorway networks. The M1, M18 and Sheffield Parkway are all within easy reach. Public transport services operate nearby, while Rotherham Central railway station provides rail links to Sheffield, Leeds, Doncaster and beyond. The area is also well served by healthcare facilities, leisure amenities and green spaces. Rotherham Hospital is located nearby, adding further convenience.

The accommodation begins with a front entrance porch leading into the entrance hall, where stairs rise to the first floor. Positioned to the front is the lounge, featuring a bay window which allows plenty of natural light into the room. A feature fireplace and surround create a focal point.

To the rear of the property is the extended dining room, offering additional living space and creating an

ideal area for family dining, entertaining or day-to-day use. Doors lead directly into the lean-to conservatory. The kitchen is fitted with a range of wall and base units providing storage and worktop space. There is scope for updating and reconfiguring the area if desired, allowing a purchaser to create a kitchen tailored to modern lifestyles.

The first floor landing gives access to three bedrooms and the family bathroom. The two larger bedrooms both benefit from bay windows, enhancing the sense of space and allowing good levels of natural light. One of these rooms also includes fitted wardrobes. The third bedroom is a single room.

Completing the accommodation is the family bathroom fitted with a three piece suite.

Externally, the property continues to impress. To the front is a lawned garden alongside a driveway providing off-road parking and leading to the single garage.

The rear garden is a particularly attractive feature of the property, offering generous outdoor space rarely found in many modern homes. Predominantly laid to

lawn, the garden also includes a patio seating area, greenhouse and a selection of established fruit trees. The size of the garden creates opportunities for gardening enthusiasts, family use or simply enjoying outdoor space throughout the warmer months. Adding further appeal, the property previously benefited from planning permission for additional extensions under reference RB2022/0838 dated 28/07/22. Although this permission has now lapsed, it demonstrates the potential available for future expansion, subject to obtaining any necessary approvals.

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1500 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.



In return, that fee includes some fantastic benefits to make your move easier and safer:

1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

ENTRANCE PORCH With front and side facing windows, front facing entrance door, tiled floor and door to the hall.

ENTRANCE HALL With coving to the ceiling, laminate floor and a staircase rises to the first floor landing.

LOUNGE With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround with electric fire and front facing bay window.

DINING ROOM An extended room with coving to the ceiling and patio doors to the lean to conservatory.

LEAN TO CONSERVATORY Over looking the rear garden with side and rear facing windows and doors to the garden.

KITCHEN With a range of fitted wall and base units with oak trim, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, oven, hob, plumbing for washing machine, plumbing for dishwasher, tiled walls, side facing entrance door and rear facing window.

LANDING With coving to the ceiling, loft access and side facing window.

BEDROOM ONE A double size room with coving to the ceiling and front facing bay window.

BEDROOM TWO A double size room with coving to the ceiling built in wardrobes and rear facing bay window.

BEDROOM THREE A single size room with coving to the ceiling and rear facing window.

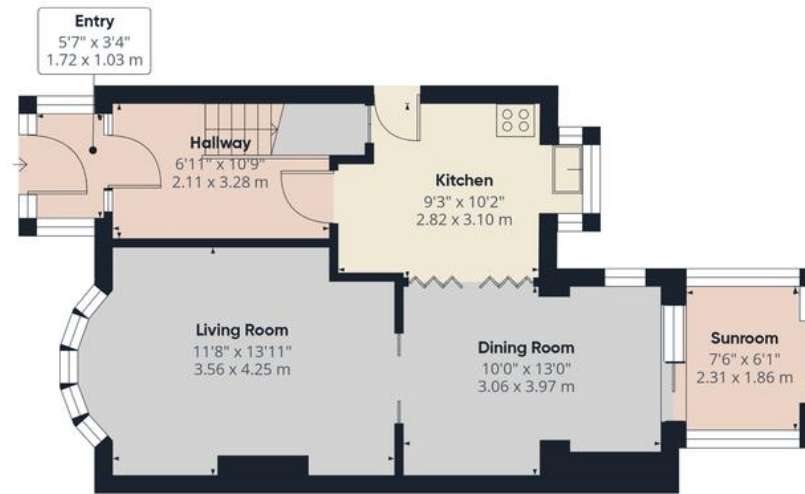
BATHROOM With a white three piece suite which comprises of a low flush wc, wash hand basin, bath with shower over, tiled walls and two rear facing windows.

OUTSIDE With a lawn to the front with borders. Block paved drive leading to a single garage. To the rear is a generous size garden mainly laid to lawn with patio area, fruit tree, greenhouse and shrub borders.

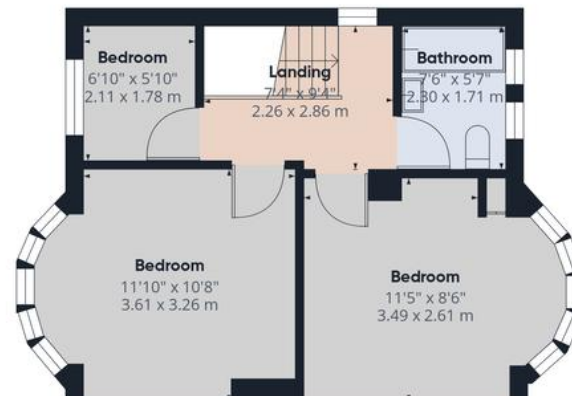


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
940 ft²
87.3 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are

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