



## 48 Bradshaw Avenue, Treeton, Rotherham, S60 5QJ

Offers In The Region Of £209,950

- Well Presented Accommodation
- Close To Local Amenities
- Close To Local Schools
- GCH
- Two Bedrooms
- Bungalow
- A Short Walk To Treeton Dyke Lake
- Level Gardens
- uPVC DG
- Close to M1

# 48 Bradshaw Avenue, Rotherham S60 5QJ

Situated within the popular village of Treeeton is this two bedroom semi-detached bungalow which benefits from no chain. Located just a 'stones' throw away from the village centre which has a range of local amenities and within easy reach of motorways and major road networks, providing access to nearby Sheffield City Centre. This property has generally been well maintained throughout and benefits from gas fired central heating, uPVC double glazing, lovely landscaped gardens and a off road parking.

The accommodation briefly comprises: Porch, Entrance Hall, Living Room, Kitchen, Sun Lounge, Two Bedrooms and Shower Room. Standing in low maintenance gardens and benefiting from ample off street parking.



Council Tax Band: B



## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE PORCH

Having uPVC double glazed windows and door, a central heating radiator, a power socket and recessed ceiling spotlights.

#### ENTRANCE HALL

Having a uPVC door, laminate wood flooring, dado rail, a central heating radiator, a storage cupboard and loft access.

#### LIVING ROOM

14'1" (max) x 10'4"

This room benefits from a front facing uPVC double glazed bow window, a central heating radiator, feature beams to the ceiling and an Adam style fire surround with marble effect back and hearth with a inset electric fireplace.

#### KITCHEN

8'6" x 6'3"

Fitted with a comprehensive range of high gloss units above and below roll top work surfaces, incorporating a single drainer stainless steel sink with mixer taps. There is also space for a free standing cooker and low level fridge and space and plumbing for an automatic washing machine. This room also benefits from a tiled splash back and a uPVC double glazed window.

#### BEDROOM ONE

11'9" x 8'2"

Having a uPVC double glazed window, a central heating radiator and built in wardrobes.

#### BEDROOM TWO

8'1" x 6'8"

Currently utilized as a dining room but formally bedroom two. This room benefits from a central heating radiator, coving to the ceiling, a single glazed window and a timber entrance door which leads into the impressive sun lounge.

#### SUN LOUNGE

15'10" x 7'8"

Having uPVC double glazed windows and french doors, a central heating radiator and recessed ceiling lights

## SHOWER ROOM

Fitted with a modern suite comprising of a corner shower cubicle with electric shower, a vanity wash hand basin with storage and a low flush w/c,. There are also panelled walls, a side facing uPVC double glazed window and a central heating radiator.

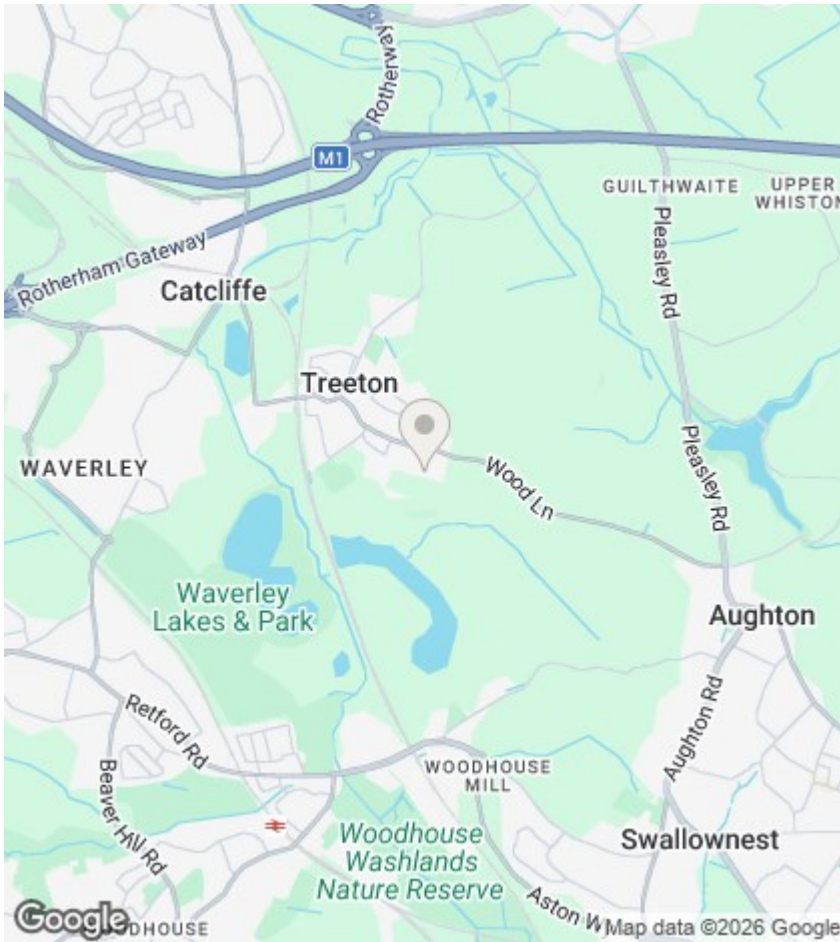
## OUTSIDE

To the front of the property sees low maintenance plum slate beds and a block paved drive way to the side of the property which provides car standing space, for multiple vehicles. Please note that the block paved area to the front is for visitor parking and is not exclusive to this property

A secure timber gates leads through to to a lovely level and easily managed rear garden comprising of gravel flower beds, a block paved area, artificial turf and a timber shed.

## GENERAL

PLEASE NOTE; The property is leasehold with 57 years remaining on the original lease. the executors of the estate have been in communication with the Freeholder who have confirmed that they would be willing to sell the Freehold for the sum of £6,282.92 (price valid until 31/03/27). This price is inclusive of legal fees, land registry fees, SGP costs and VAT. Any additional independent legal advise would need to be paid separately.



## Directions

## Viewings

Viewings by arrangement only. Call 0114 283 4050 to make an appointment.

## EPC Rating:

| Energy Efficiency Rating                    |  | Current                    | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs |  |                            |           |
| (92 plus) <b>A</b>                          |  |                            |           |
| (81-91) <b>B</b>                            |  |                            |           |
| (69-80) <b>C</b>                            |  |                            |           |
| (55-68) <b>D</b>                            |  |                            |           |
| (39-54) <b>E</b>                            |  |                            |           |
| (21-38) <b>F</b>                            |  |                            |           |
| (1-20) <b>G</b>                             |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

Approx. 55.4 sq. metres (596.3 sq. feet)

