



Grace Villa Poplar Avenue,Thrybergh ROTHERHAM S65 4BA

welcome to

Grace Villa Poplar Avenue, Thrybergh ROTHERHAM

£140,000 - POPLAR AVENUE WILL BE POPULAR! Situated in this popular location, this two bedroom semi detached house would make an ideal purchase for first time buyers. Boasting a driveway, a lawned rear garden with storage sheds. CALL NOW!



Lounge

A spacious lounge featuring a front-facing double-glazed window and entrance door, a gas central heating radiator, and a large understairs storage cupboard, offering both comfort and practicality.

Kitchen Diner

Leading from the lounge is a spacious kitchen diner, fitted with an attractive range of wall and base units and incorporating a selection of integrated appliances including an oven, hob with extractor hood, fridge and freezer. There is also a sink and drainer, a gas central heating radiator, recessed spotlights throughout, a rear-facing double-glazed window, and a rear-facing double-glazed door providing access to the garden.

Landing

The landing features a side-facing double-glazed window, providing natural light, and also benefits from loft access via a hatch.

Bedroom One

The master bedroom is located at the rear of the property and benefits from a rear-facing double-glazed window and a gas central heating radiator.

Bedroom Two

The second bedroom is a well-proportioned double room, benefiting from a front-facing double-glazed window and a gas central heating radiator.

Bathroom

A stylish bathroom fitted with a large shower enclosure, low-flush WC, and wash hand basin. The room also benefits from an extractor fan and recessed spotlights, creating a modern and practical space.

Outside

To the front of the property is a block-paved driveway providing off-road parking, complemented by attractive decorative boundary walls.

Accessible from the front, the rear garden features a pebbled seating area, lawn, and storage sheds. The garden is fully enclosed by fencing, creating a private and secure outdoor space.

Agents Note

"Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."



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welcome to

Grace Villa Poplar Avenue, Thrybergh ROTHERHAM

- Two bedroom semi detached property
- Popular location, close to local amenities
- Lounge & kitchen diner
- Rear garden with a storage shed
- Driveway providing off road parking

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: A

£140,000



Please note the marker reflects the
postcode not the actual property

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Property Ref:

RTF117714 - 0002

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