



Waverley Avenue, Thurgroft, Rotherham, S66

CHAIN FREE! An internal inspection is highly recommended on this deceptively spacious three bedroom semi-detached property. Tucked away at the end of a quiet cul-de-sac. Downstairs WC, master bedroom with en-suite WC. Off road parking and integral garage. Enclosed rear garden. Very popular residential area.

Asking Price Of £150,000

- CHAIN FREE!
- SEMI-DETACHED
- SPACIOUS THROUGHOUT
- THREE BEDROOMS
- DOWNSTAIRS WC



Property Description

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HALLWAY

Entrance through a UPVC door into the welcoming hallway. Painted walls and laminate flooring. Ceiling light, doors to the lounge/diner, kitchen and WC.

WC

5' 3" x 2' 10" (1.62m x 0.87m) Comprised of a wash basin and close coupled WC, Ceiling light, radiator and obscure glass window. Boiler and laminate flooring.

LOUNGE/DINER

17' 9" x 12' 1" (5.42m x 3.70m) A bright and spacious lounge/diner, with neutral decor and laminate flooring. Two ceiling lights, two radiators and window to the rear. Sliding patio doors open to the rear garden. TV point and large under stairs storage cupboard.



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KITCHEN

8' 4" x 12' 9" (2.55m x 3.90m) Fitted with ample wall and base units with contrasting work tops and tiled splash backs. Stainless steel sink and drainer. Integrated oven, hob and extractor fan. Space for a full height fridge/freezer. Under counter space for an automatic washing machine. Ceiling light, radiator and window overlooking the front of the property. Laminate flooring.

STAIRS & LANDING

Modern carpeted stairs rise to the first floor split landing with ceiling light and loft access. Doors to the three bedrooms and bathroom.

MASTER BEDROOM

11' 9" x 12' 9" (3.60m x 3.90m) A good sized double bedroom with neutral decor and laminate flooring. Ceiling light, radiator and window overlooking the front of the property. Door to the ensuite.



ENSUITE WC

6' 4" x 2' 8" (1.94m x 0.83m) Comprised of a pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Mosaic tiled floor.

BEDROOM 2

9' 10" x 12' 4" (3.00m x 3.76m) A further double bedroom with feature painted wall and laminate flooring. Ceiling light, radiator and window overlooking the rear garden.

BEDROOM 3

8' 10" x 7' 10" (2.70m x 2.40m) A good sized single bedroom with neutral decor and laminate flooring. Ceiling light and window overlooking the rear garden and radiator.



BATHROOM

5' 10" x 9' 2" (1.80m x 2.80m) Comprised of a bath with a mixer tap and shower head. Pedestal sink and close coupled WC. Ceiling light, radiator and obscure glass window. Part tiled walls and mosaic vinyl flooring.

OUTSIDE

The property is situated in a quiet cul-de-sac with ample off road parking. The front of the property has a lawn with driveway that leads to the integral garage with power and lighting. A side path leads to the rear garden with patio and lawn. Pergola with built in lighting, mood lighting and power point that has recently been fitted, perfect for alfresco dining. Decked area with spot lighting and power point to the side of the house.



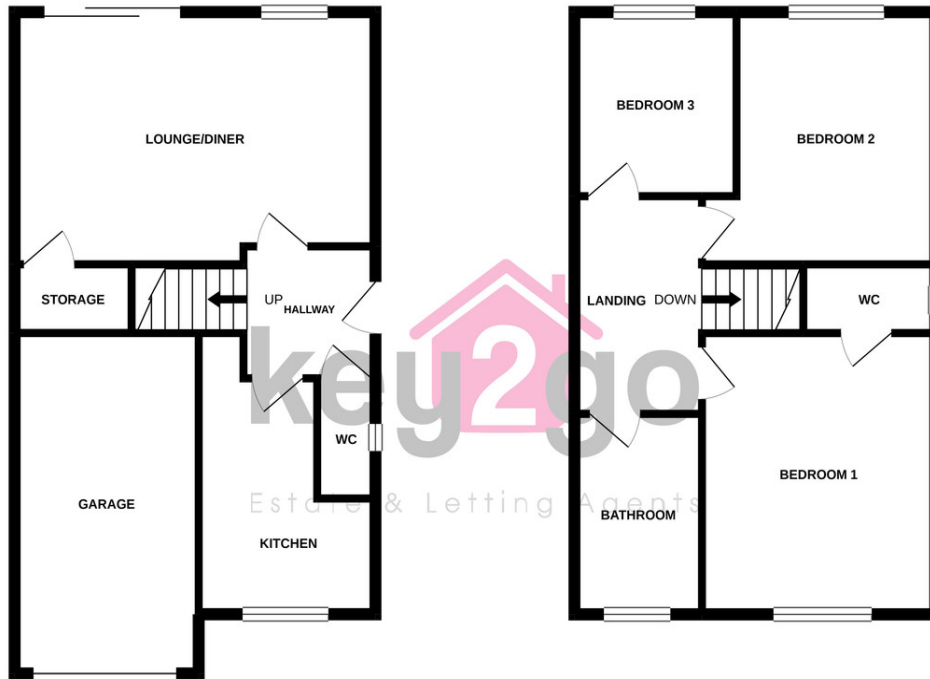
PROPERTY DETAILS

- CHAIN FREE
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER (FITTED 2019 - 11 YEARS WARRANTY)
- FREEHOLD

Waverley Avenue, Thurcroft, Rotherham, S66

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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 operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

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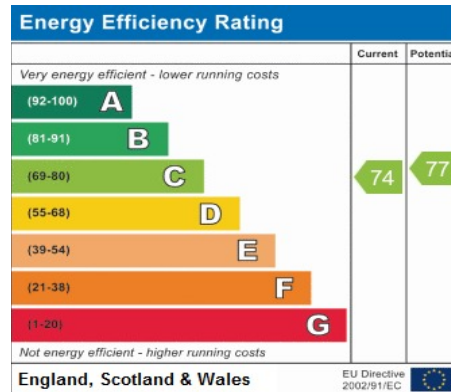
Viewing Arrangements

Strictly by appointment

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

