

FOR SALE



Railway Avenue, Catcliffe
Guide Price £150,000

MARTIN&CO



Railway Avenue, Catcliffe

3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Three bedrooms
- Cul de sac position
- No Chain
- Commuter links
- Generous size rear garden

GUIDE PRICE £150,000 - £160,000. Offered for sale with no chain involved is this well-presented three-bedroom semi-detached family home is a fantastic opportunity. Situated in a cul-de-sac position, the property boasts a much larger than average rear garden, making it ideal for those who love outdoor space.

The location of the property is another advantage, as it provides easy access to commuter links such as the M1, M18, and Sheffield Parkway. Public transport links and local amenities are also within reach, adding to the convenience.

Upon entering the property, you will find an inviting entrance hall leading to a comfortable lounge with a feature fire surround. The dining area overlooks the rear garden, creating a pleasant ambiance for meals and gatherings. The kitchen is equipped with a range of fitted wall and base units in white, including integrated appliances, ensuring functionality and style.

Moving upstairs, the first floor landing leads to three generously sized bedrooms, offering ample space for the whole family. The family bathroom features a white three-piece suite, providing convenience and practicality.



Outside, the property boasts a garden area to the front, adding to the overall charm. However, the true gem is the larger than average rear garden, mostly laid to lawn and featuring two patio areas. This outdoor space is perfect for relaxing, entertaining, and enjoying the sunshine.

To summarize, this property presents a wonderful opportunity for varied purchasers seeking a well-presented family home. With its convenient location, spacious rooms, and delightful rear garden, it is definitely worth a viewing.

ENTRANCE HALL With coving to the ceiling and cloaks cupboard. There is a spindled staircase rising to the first floor landing, side facing window and front facing entrance door.

LOUNGE With coving and rose to the ceiling. The focal

point of the room is the feature fire surround which houses the living flame gas fire and front facing bow window.

DINING ROOM Having coving and rose to the ceiling with rear facing window.

KITCHEN Having a range of fitted wall and base units in white. Wall units include extractor hood. Base units are set beneath contrasting worktops which include, oven, hob, integrated dishwasher, washing machine, fridge, freezer, tiled floor, tiled walls, side and rear facing windows and rear facing entrance door.

LANDING Having coving and rose to the ceiling. With store cupboard housing the central heating boiler, side facing window and spindled balustrade.

BEDROOM ONE A double size room with front facing window.

BEDROOM TWO A double size room with rear facing



window over looking the rear garden.

BEDROOM THREE A good size single room with front facing window.

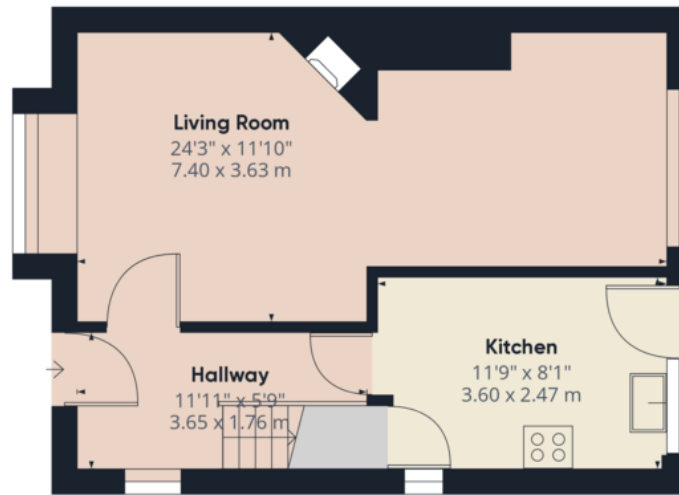
BATHROOM With a white three piece suite which comprises of a low flush w.c, wash hand basin, corner bath with mixer shower, tiled floor, tiled walls, side and rear facing windows.

OUTSIDE To the front of the property is a forecourt style garden. To the rear is a fantastic garden, being larger than average with patio area, two lawns with central path which leads to a second patio area.

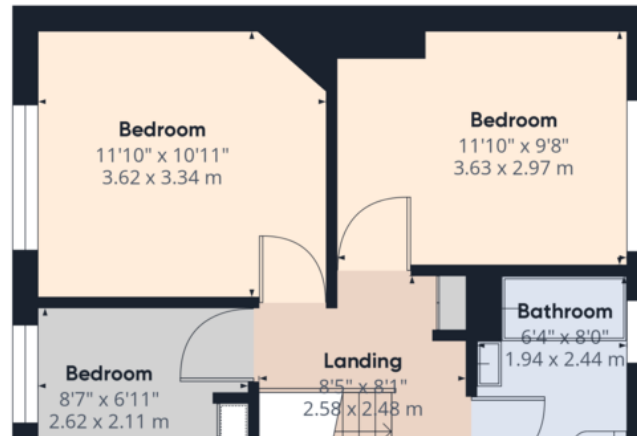


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Ground Floor



Approximate total area⁽¹⁾
824.85 ft²
76.63 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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