

FOR SALE



St Peters Heights, New Edlington
Auction Guide Price £350,000


MARTIN & CO



St Peters Heights, New Edlington

5 Bedrooms, 4 Bathroom

Auction Guide Price £350,000

- Sold Via Modern Method Of Auction
- **DOUBLE GARAGE**
- **TWO ENSUITES**
- **FAMILY BATHROOM**
- **LARGE LOUNGE & DINING ROOM**

This property is for sale by the Modern Method of Auction, meaning the buyer and seller are to Complete within 56 days (the "Reservation Period"). Interested parties personal data will be shared with the Auctioneer (iamsold).

An executive property in a great location, perfect for commuting to Doncaster, Rotherham and Sheffield. Decorated to a very high standard and well maintained throughout, viewing is strongly advised. Situated on this popular development is this five bedroom, three storey detached family home which is offered with no chain involved. The property has recently been redecorated and re carpeted throughout and has the benefit of double garage, separate dining room, two en suites and views to the front of the property. Giving access to commuter and public transport links and local amenities book your viewing today.

ENTRANCE HALL Having front entrance door, spindled staircase rises to the first floor landing and under stairs cupboard.

LOUNGE A generous size room having coving to the ceiling, front facing window and rear facing French doors open to the rear garden. The focal point of the



room is the feature fire surround housing the living flame gas fire.

DINING ROOM Having coving to the ceiling and front facing window.

CLOAKROOM With a two piece suite which comprises of a low flush w.c, wash hand basin and tiled splash backs.

DINING KITCHEN Having an extensive range of fitted wall and base units in beech effect. Wall units include extractor hood. Base units are set beneath worksurfaces which include a one and a half bowl sink, plumbing for dishwasher, gas hob, electric oven, tiled splash backs, tiled floor, downlights to the ceiling, side facing window, rear facing windows and French doors open to the rear garden.

UTILITY ROOM Having base units in beech effect set beneath worksurfaces which incorporate a single bowl sink, plumbing for washing machine, tiled splash

backs, tiled floor and rear facing entrance door

FIRST FLOOR LANDING With front facing window and spindled staircase to the second floor landing.

BEDROOM ONE Having a range of fitted wardrobes to one wall in beech effect and front facing window offering views.

EN SUITE Having a three piece suite comprising of low flush w.c, wash hand basin, shower cubicle, tiling to walls, floor, downlights to the ceiling, extractor fan and rear facing window.

BEDROOM TWO Having a front facing window offering views.

BEDROOM THREE Having a rear facing window overlooking the rear garden.

FAMILY BATHROOM Having a four piece suite which comprises of a low flush w.c, wash hand basin, shower



cubicle, bath, tiling to the walls, floor, downlights to the ceiling, extractor fan and rear facing window.

SECOND FLOOR LANDING

BEDROOM FOUR Having wardrobes in beech effect, rear facing roof window and front facing window offering views.

EN SUITE Having a three piece suite comprising of a low flush w.c, wash hand basin, shower cubicle, tiling to walls, floor, downlights to the ceiling, extractor fan and window.

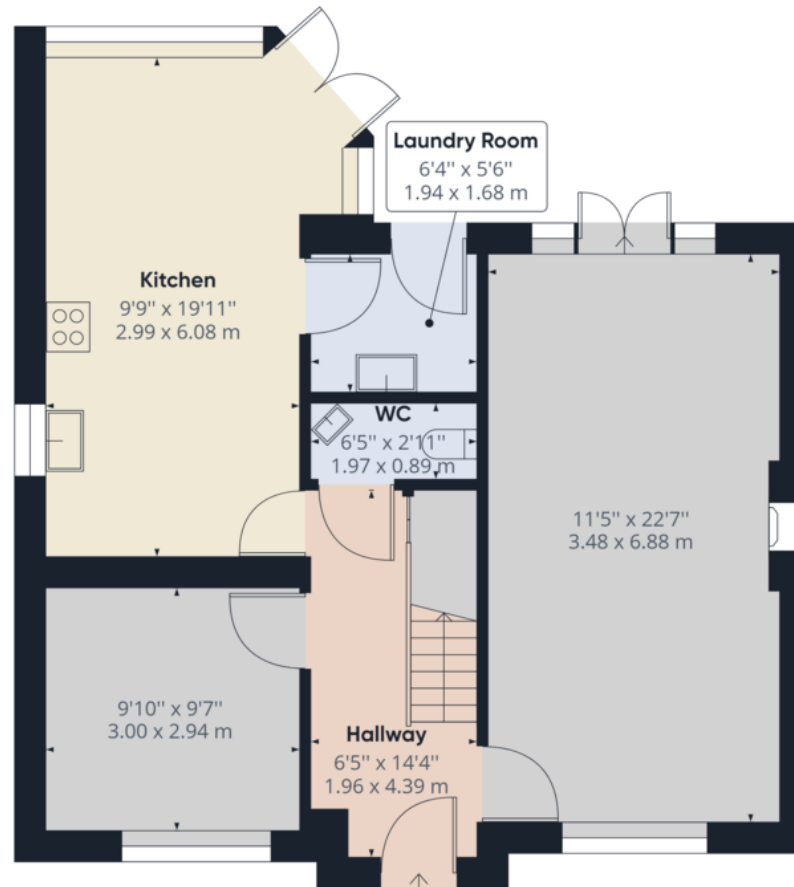
BEDROOM FIVE Having rear facing roof window and front facing window offering views.

OUTSIDE To the front of the property is a lawn with borders and mature hedging, double drive leading to the double garage. Enclosed rear garden with lawn, patio, mature shrubs and mature hedging.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Approximate total area⁽¹⁾
 734.21 ft²
 68.21 m²

(1) Excluding balconies and terraces

While every attempt has been made to

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.