



£150,000 Guide Price

Birchall Avenue, Whiston, Rotherham

End of Terrace | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- IDEAL FIRST TIME BUYER/GROWING FAMILY HOME
- Three Spacious Bedrooms
- Open Plan Lounge Diner
- Modern Kitchen
- Family Shower Room
- Occupying an Elevated Position
- Driveway Providing Ample Off-Road Parking
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

GUIDE PRICE £150,000 to £160,000

ATTENTION FIRST-TIME BUYERS, IS THIS PROPERTY FOR YOU...IN THE HEART OF WHISTON, BIRCHALL AVENUE...! Uflit would like to welcome to the market this three-bedroom property, tastefully appointed throughout, being ideally suited to the first-time buyer or growing family.

Main Particulars

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Council Tax Band: A

Tenure: Freehold

Entrance hall

A composite door invites you to a light and warming cloakroom hallway, carpeted spindled stairs lead to the first-floor accommodation with understairs storage utilising space. Radiator, side facing upvc window and a door leads to the open plan lounge diner.

Lounge/diner w: 3.8m x l: 6.6m (w: 12' 6" x l: 21' 8")

A spacious tastefully presented dining area where a front facing UPVC window allows an abundance of light, a radiator adds warmth and carpeted flooring seamlessly flows throughout where a delicate arch gives a sense of separation to the lounge whilst retaining the open plan aspect. A focal stone-built fire place creates a feature in the lounge, a radiator adds warmth and a rear facing upvc window further illuminates. Two door opens to a storage cupboard housing the hot water cylinder and a shelf provides storage. A further door opens to the kitchen. Sizes to maximum measurements.

Kitchen w: 2.3m x l: 2.6m (w: 7' 7" x l: 8' 6")

A modern kitchen featuring a range of wall and base units with complimentary worksurface areas, counter top resin sink and tiled back panels. Appliances to include an electric oven, gas hob with plumbing for further utilities. Tiled flooring flows throughout, a decorative panelled ceiling, a door opens to a storage cupboard utilising space, a rear facing upvc window illuminates and a glazed upvc door opens to the side giving access to the rear garden.

FIRST FLOOR:

Landing

A carpeted landing with side facing upvc window, loft hatch creating additional space, doors giving access to three bedrooms and the family shower room.

Bedroom 1 w: 3.7m x l: 3.7m (w: 12' 2" x l: 12' 2")

A double bedroom with a range of wardrobes and furniture, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3.7m x l: 3m (w: 12' 2" x l: 9' 10")

A further double bedroom with carpeted flooring, radiator and a rear facing UPVC window.

Bedroom 3 w: 2.7m x l: 2.4m (w: 8' 10" x l: 7' 10")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

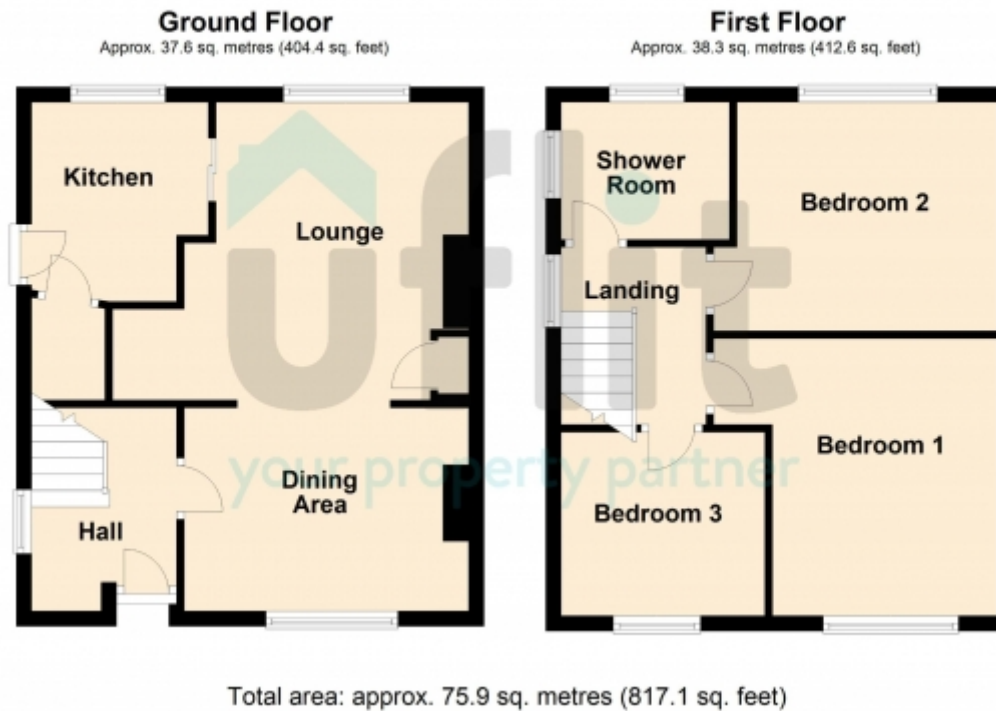
Family Shower Room w: 2.2m x l: 1.8m (w: 7' 3" x l: 5' 11")

A beautifully presented shower room comprising of a fitted shower, vanity wash hand basin, a further vanity wc and a illuminated wall hung bathroom cabinet.. Fully tiled walls with feature borders and contrasting vinyl tiled flooring. Decorative panelled ceiling with spot lighting, heated towel rail and rear and side facing upvc windows.

Outside

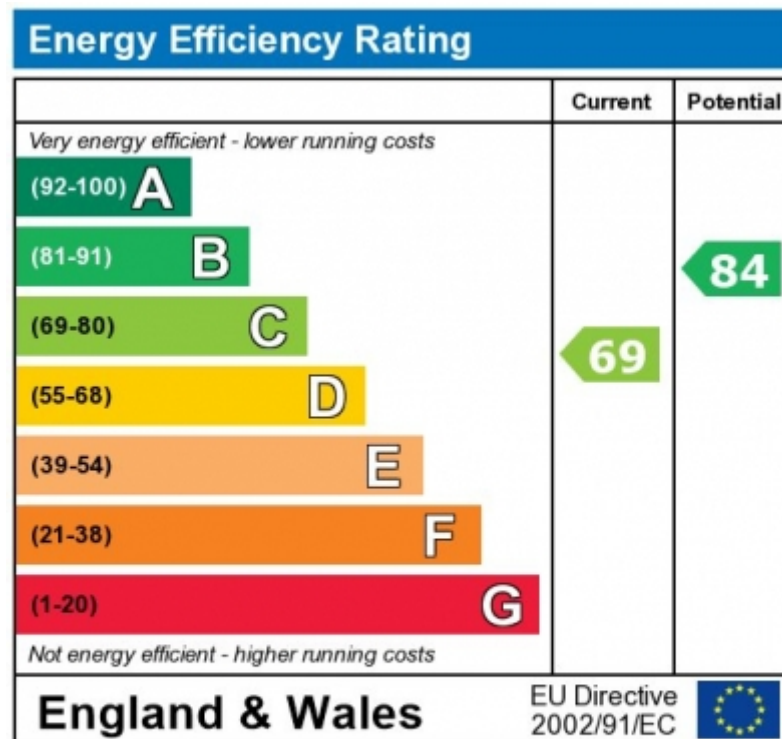
The property nestles away in an elevated position with manicured foliage protecting a lawned garden with further manicured borders. Double gates open to a driveway providing off-road parking with a further gate leading to the rear. A paved patio leads to a lawned garden with manicured borders all enclosed with fencing and two brick-built outhouses provide further storage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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