

TO LET



11 Bluebird Hill
£1,100 pcm


MARTIN&CO

11 Bluebird Hill

Semi-Detached House,
3 bedroom, 1 bathroom

£1,100 pcm

Date available:

Deposit: £1,269.23

Council Tax band:

- CUL-DE-SAC LOCATION
- AMPLE DRIVEWAY PARKING
- GARAGE
- ENCLOSED REAR GARDEN
- SEPARATE DINING ROOM
- EPC - TBC
- CONVENIENT MOTORWAY ACCESS

Positioned in a cul-de-sac setting on Bluebird Hill in Aston, this well-proportioned home offers practical accommodation that should appeal to first-time buyers and families. With separate living and dining spaces, three good-sized bedrooms, an enclosed rear garden and useful off-road parking leading to a garage, there is plenty here for day-to-day family life.

The property is set back from the road behind a lawned front garden, with a driveway running alongside the house and providing ample off-road parking. The driveway



continues to the garage, adding useful secure parking or storage space for bikes, tools and garden equipment.

On entering the property, the entrance hall provides access to the ground floor accommodation, with stairs rising to the first floor. The lounge is a good-sized main living space with a window overlooking the front of the property. There is room for a range of seating and furniture, making this a comfortable space for relaxing at the end of the day.

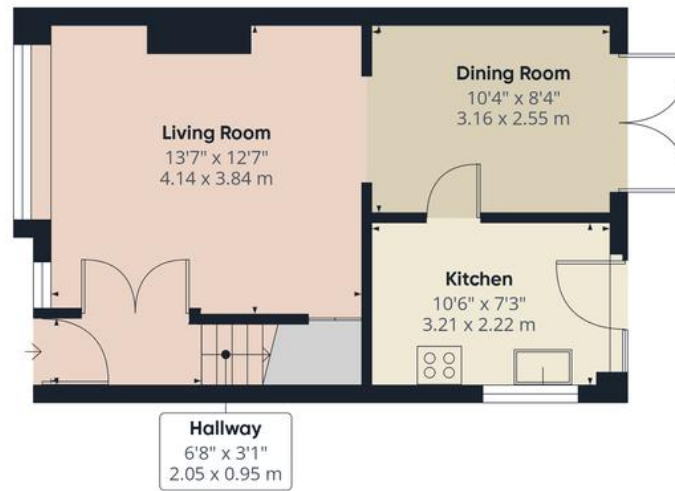
A separate dining room sits towards the rear and provides space for a family dining table. Patio doors open directly onto the rear garden and patio, creating a useful connection between the indoor and outdoor areas, particularly during the warmer months. The layout also means the dining room could work well for family meals, entertaining or as a flexible second reception space where required.

The kitchen is fitted with a comprehensive range of wall and base units, complemented by work surfaces providing useful preparation space. Integrated cooking appliances include a built-in electric oven, gas hob and extractor fan. The kitchen provides a practical workspace with storage for everyday essentials and sits alongside the separate reception rooms.

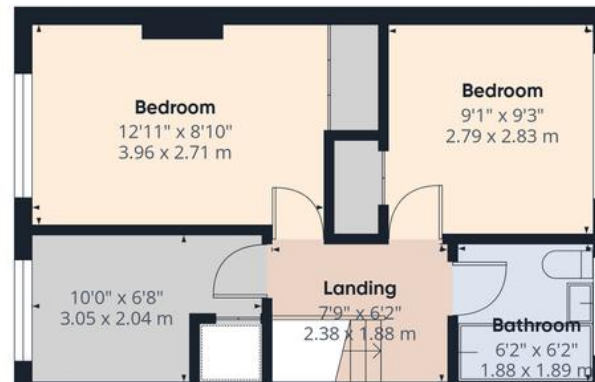
Upstairs, the first-floor landing leads to three good-sized bedrooms, giving the property flexibility for a couple, growing family or those requiring space to work from home.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
734 ft²
68.1 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



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.