FOR SALE









Bent Lathes Avenue, Rotherham
Asking Price Of £250,000

MARTIN&CO







Bent Lathes Avenue, Rotherham

3 Bedrooms, 1 Bathroom

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- **Semi detached**
- **Three bedrooms**
- **No chain**
- **Drive and garage**
- **Carport**

Offered for sale with NO CHAIN involved, this bay-windowed semi-detached home on Bent Lathes Avenue offers well-proportioned accommodation, useful off-road parking and a generous rear garden. With two separate reception rooms, three bedrooms, a garage and additional workshop space, the property has plenty to offer a range of buyers looking for a home that can be adapted and updated over time.

The accommodation begins with a front entrance porch leading through to the entrance hall, where stairs rise to the first-floor landing. The traditional layout provides clearly defined living spaces rather than an open-plan arrangement, giving flexibility for everyday family life, working from home or having separate sitting and dining areas.

To the front is the lounge, with a bay window providing a natural focal point and bringing plenty of daylight into the room. The second reception room is used as a dining room and also benefits from a bay window. Having two reception rooms is a useful feature, particularly for households wanting a separate dining space or an additional sitting room.

The kitchen is fitted with a range of oak-effect wall and base units providing cupboard and worktop

space. Integrated cooking facilities include an oven, hob and extractor, creating a practical kitchen that serves the existing accommodation well.

On the first floor, the landing gives access to three bedrooms and the family bathroom. Two of the bedrooms are doubles and both include fitted wardrobes, providing useful built-in storage without taking up additional floor space. The third is a single bedroom that could equally work as a nursery, study or home office depending on requirements. The family bathroom completes the first-floor accommodation.

Outside, the front garden has been arranged with ease of maintenance in mind, while the driveway provides off-road parking and leads beneath a carport. To the rear of the drive is a garage with an electric door, offering secure parking or additional storage. Behind the garage is a workshop, a particularly useful addition for anyone needing space for tools, hobbies, DIY projects or general household storage.

The rear garden is another key part of the property. Generous in size, it is mainly laid to lawn and includes a patio area, providing a straightforward outdoor space with scope for different seating, play and gardening areas. The combination of lawn and patio makes the garden practical without being overly complicated to maintain.

Bent Lathes Avenue is positioned within the S60 area of Rotherham, with access to the wider amenities available around the town and surrounding districts. Rotherham town centre provides a broader selection of shops and services, while the area is also well placed for road connections towards Sheffield and other parts of South Yorkshire. The M1 motorway is one of the major routes serving this side of Rotherham, making the location practical for journeys across the region. Rotherham Central railway station provides rail services from the town, with Sheffield offering further regional and national connections.

Everyday shopping is catered for by a range of









supermarkets and retail facilities across Rotherham, including Tesco, Morrisons, Asda and Aldi stores within the wider area. Families also have access to a choice of primary and secondary education across Rotherham and neighbouring communities. School catchments and individual admission arrangements should be checked directly with the relevant school or local authority where this forms an important part of a purchase decision.

The property is currently unregistered at HM Land Registry, something prospective purchasers and their legal representatives will need to take into account as part of the conveyancing process.

With NO CHAIN, two reception rooms, off-road parking, a carport, garage, workshop and a good-sized rear garden, this is a home with a traditional layout and several practical features already in place. It should appeal particularly to buyers looking for established accommodation with the opportunity to make their own changes and improvements over time.

Buying this home with extra peace of mind – Here's how it works in simple terms: Once your offer is accepted, you'll pay a one-off, non-refundable Reservation Fee of £1500 including VAT (on top of the agreed purchase price). It's all designed to reduce fall-throughs, speed things up, and give both you and the seller more certainty in what can sometimes feel like a stressful process.

In return, that fee includes some fantastic benefits to make your move easier and safer:
1. A legal pack ready to go (including the official copy of the register, title plan and key searches) – so you can make an informed decision without nasty surprises later
2. Professional AML checks taken care of
3. Access to a quality range of other important services such as Surveys, Conveyancing and Removals

For the full details, a look at the terms, or any questions, just pop an email to committedbuyer@gotogroup.co.uk or head over to gotogroup.co.uk.

ENTRANCE PORCH With front and side facing windows, front facing entrance door.

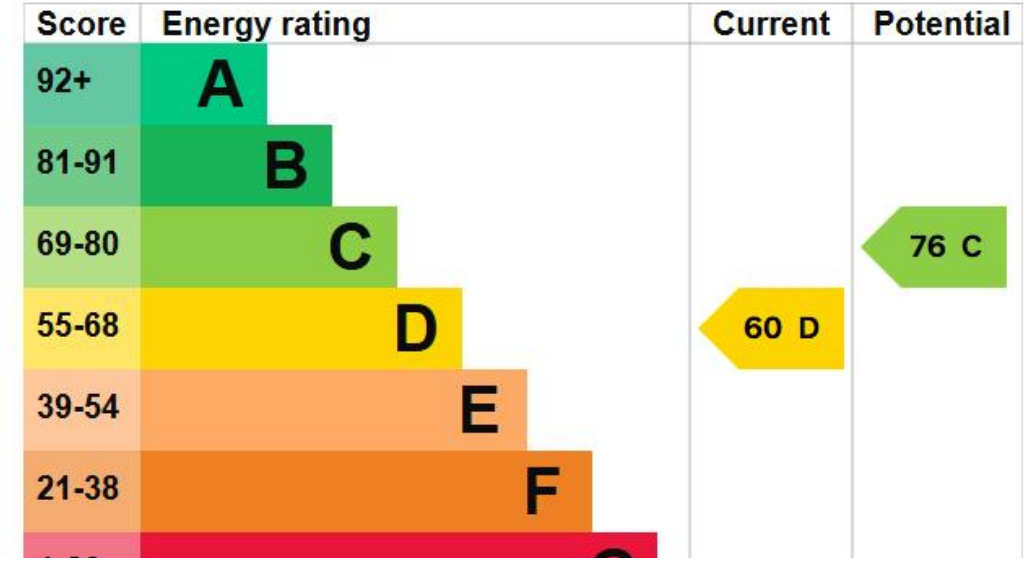
ENTRANCE HALL With coving to the ceiling, a staircase rising to the first floor landing and store cupboard.

LOUNGE With coving to the ceiling, doors to the dining room and front facing bay window.

DINING ROOM With coving to the ceiling and rear facing bay window.

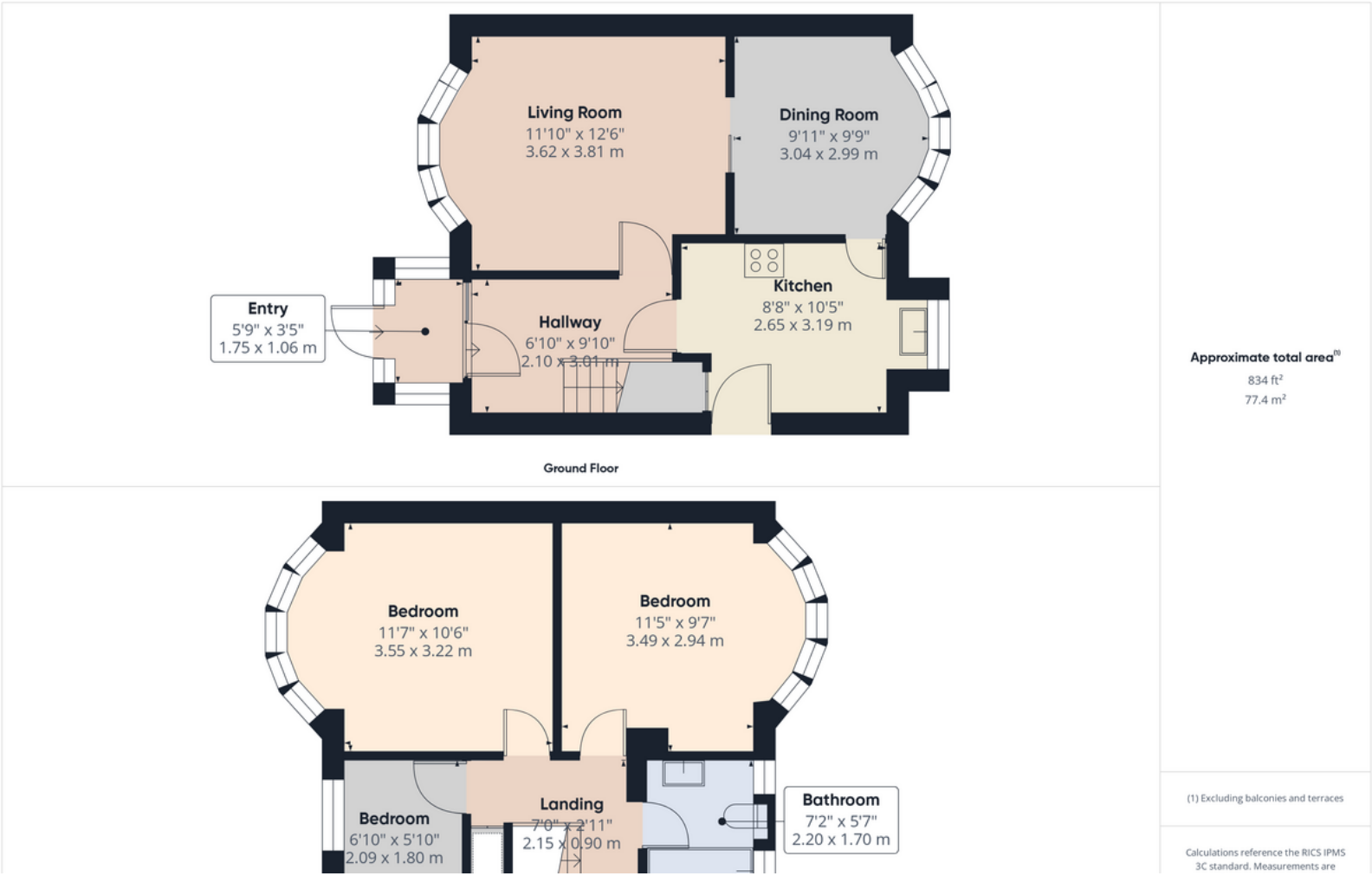
KITCHEN With a range of fitted wall and base units in oak, wall units include extractor hood. Base units are





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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, seller(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.

The Property Ombudsman