FOR SALE









Albany Street, Clifton
Guide Price £130,000

MARTIN&CO







Albany Street, Clifton

4 Bedrooms, 1 Bathroom

Guide Price £130,000

- **Mid terrace**
- **Four bedrooms**
- **Two reception rooms**
- **Commuter links**
- **Reservation fee applies**

GUIDE PRICE £130,000 - £140,000. Situated with straightforward access to Rotherham town centre, Rotherham Hospital and a wide range of everyday amenities, this four bedroom mid terrace offers flexible accommodation across three floors, making it well suited to first time buyers, growing families and investors alike. Public transport links are close by including regular bus services, Rotherham Central train station and the nearby tram network, while the M1 motorway is within easy reach for commuting towards Sheffield, Leeds and beyond.

The property stands behind a forecourt style front garden and internally offers a traditional layout with two reception rooms and four bedrooms arranged over the upper floors. The bay windowed lounge sits to the front of the property. Beyond the lounge is an inner hallway with stairs rising to the first floor landing. The separate dining room provides additional reception space and also includes a feature fire surround.

The kitchen is fitted with a range of shaker style wall and base units providing useful cupboard and worktop space. There is room for freestanding appliances. Access leads out towards the rear enclosed patio garden.

To the first floor are two bedrooms along with the family bathroom. The larger bedroom on this level is a

good sized double room, while the second bedroom would work well as a child's room, dressing room or office space. The bathroom is fitted with a three piece suite.
A further staircase rises to the second floor where there are two additional bedrooms. This level includes one double bedroom and one single bedroom with restricted head height, giving flexibility for larger households, guest accommodation or hobby rooms.
Externally, the property benefits from a forecourt style frontage and an enclosed rear patio garden designed for low maintenance. The rear space is suitable for outdoor seating and general day to day use without the upkeep of a larger garden.
This area of Rotherham due to its convenient location and access to local facilities. Nearby supermarkets include Tesco Extra, Aldi and Morrisons, while Parkgate Shopping Park is also within easy reach offering a wider selection of retail stores and restaurants. Rotherham Hospital is only a short distance away.
For commuters, the location provides excellent transport connections. Rotherham Central offers rail services towards Sheffield, Doncaster and Leeds, while the nearby tram link connects directly into Sheffield city centre. The M1 motorway network can be accessed within a short drive, adding to the practicality of the location for those travelling across South Yorkshire and surrounding areas.

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.

LOUNGE With coving to the ceiling and laminate flooring. The focal point of the room is the feature fire surround housing the gas fire, front facing entrance door and front facing bay window.

INNER HALL With stairs rising to the first floor landing.

DINING ROOM With coving to the ceiling and laminate flooring. there is access to the cellar. The focal point of the room is the feature fire surround with open grate and rear facing window.

KITCHEN With a range of fitted wall and base units in shaker style, wall units include extractor hood. Base units are set beneath worktops which include a one and a half bowl sink, oven, hob, plumbing for washing machine, space for fridge, tiled floor, tiled splash backs, side facing window and side facing entrance door.

FIRST FLOOR LANDING Has a staircase to the second floor landing.

BEDROOM ONE A double size room with lobby and front facing window.

BEDROOM TWO A single size room with lobby and rear facing window.

BATHROOM Having a four piece suite which comprises of bath, wash hand basin, low flush w.c, bidet, tiled walls and rear facing window.

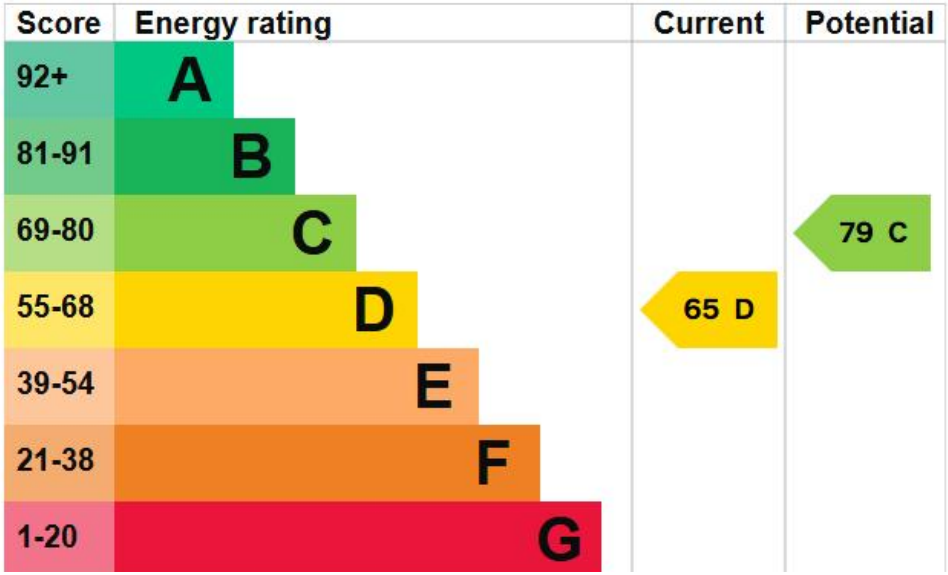
SECOND FLOOR LANDING

BEDROOM THREE A double size room with loft access and front facing window.

BEDROOM FOUR A single size room which has limited head height to one side and rear facing roof window.

OUTSIDE To the front of the property is a forecourt style garden. To the rear is a patio style garden with slate chipping borders and out house.









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The Property Ombudsman