

FOR SALE



Glen View, Mexbrough
Guide Price £80,000


MARTIN&CO

Glen View, Mexbrough

2 Bedrooms, 1 Bathroom

Guide Price £80,000

- **Two double bedrooms**
- **Allocated parking**
- **Communal gardens**
- **Bathroom with a four piece suite**
- **Modern kitchen**

GUIDE PRICE £80,000 - £90,000. Welcome to Glen View, a first-floor apartment boasting two double bedrooms, situated in a convenient location with access to commuter links and a range of local amenities.

Upon entering the property, you are greeted by a communal security entrance door, providing peace of mind and a sense of security. Ascend the stairs to the first floor, where you will find the entrance to this apartment.

As you step into the private entrance hall, you will immediately appreciate the warm and inviting atmosphere that greets you. The hallway serves as the central hub, providing access to the various rooms within the apartment.

The bathroom is conveniently located off the hallway and features a sleek white four-piece suite. It offers a relaxing space to unwind after a long day, complete with a bathtub, washbasin, shower cubicle and WC.

The property further boasts two generously proportioned double bedrooms, both offering ample space for furnishings and storage. These bedrooms create comfortable retreats, allowing you to rest and

rejuvenate in peaceful surroundings.

Continuing through the apartment, you will discover a spacious lounge / dining room. The generous size of this room provides an ideal setting for relaxation and entertainment. Large windows invite an abundance of natural light, enhancing the pleasant ambiance of the space.

Adjacent to the lounge, you will find the well-equipped kitchen, designed with practicality and functionality in mind. The kitchen features a range of fitted units, offering plenty of storage for all your culinary needs. Modern appliances, including a built-in oven, hob, and extractor hood, make cooking a breeze. Whether you're a seasoned chef or just love experimenting in the kitchen, this space will surely delight you.

Additionally, the property includes an allocated parking space, providing convenience and peace of mind for vehicle owners.

In summary Glen View is a well-presented first-floor apartment in a prime location. Its accessibility to commuter links. With its comfortable living spaces, modern amenities, and access to local amenities, this property presents an excellent opportunity for first-time buyers, professionals, or investors seeking a home with both convenience and charm. Don't miss your chance to make this delightful apartment your new address.

COMMUNAL ENTRANCE HALL Security communal door opens into the communal entrance hall with stairs to the first floor landing which in turn leads to the apartment door.

APARTMENT ENTRANCE HALL With access to living areas.

BATHROOM Having a white four piece suite which comprises of a low flush w.c, wash hand basin, shower cubicle, bath and tiling to walls.

LOUNGE / DINING ROOM A generous sized room which opens into the kitchen and two front facing windows.

KITCHEN With a range of fitted wall and base units in beech effect, wall units include extractor hood, Base units are set beneath worktops which include a single bowl sink, there is a hob, oven, plumbing for washing machine, space for fridge, tiled splash back, wall mounted central heating boiler and front facing window.

BEDROOM ONE A good size double bedroom with rear facing window.

BEDROOM TWO A good size double bedroom with rear facing window.

OUTSIDE There are communal areas and allocated parking space.



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.