

FOR SALE



Burkinshaw Avenue, Rawmarsh
Guide Price £150,000

MARTIN&CO



Burkinshaw Avenue, Rawmarsh

3 Bedrooms, 1 Bathroom

Guide Price £150,000

- Semi detached
- Three bedrooms
- Two reception rooms
- No chain
- Drive and garage

GUIDE PRICE £150,000 - £160,000. Located on Burkinshaw Avenue in the popular area of Rawmarsh, this three-bedroom semi-detached home offers a fantastic opportunity for a wide range of buyers. With no onward chain, this property is ready for its next chapter and offers generous living space, practical features, and a convenient setting close to amenities and transport links.

The property is approached through a front entrance porch, offering a useful space for coats and shoes before entering the main hallway. The hallway provides access to the ground floor accommodation and features stairs rising to the first floor. The home's layout is versatile, with a dining room currently being used as a second sitting room. This room offers a flexible space that could also function as a playroom, home office, or formal dining area, depending on requirements.

The kitchen is fitted with a range of wall and base units, offering ample storage and workspace. There is space for essential appliances, and the kitchen layout provides a practical and efficient area for preparing meals.

The lounge is a standout feature of the home, with its dual aspect windows allowing light to flood in from both the front and rear. This bright and airy room is an ideal place to relax, and the feature fire surround



housing a gas fire adds a cosy focal point. The dual aspect not only enhances the sense of space but also offers views over both the front and rear gardens.

Moving to the first floor, the landing provides access to three well-proportioned bedrooms. The main bedroom is a good size, while the second bedroom benefits from fitted wardrobes, providing valuable storage and helping to keep the room organised. The third bedroom is a practical single room, suitable for use as a child's bedroom, a nursery, or a home office.

The shower room is fitted with a shower enclosure and a wash basin, with a separate WC providing additional convenience.

Externally, the property offers a low-maintenance garden to the front, alongside a block-paved driveway leading to the single garage. The garage offers secure parking and storage, making it a practical addition to the home. The rear garden is a blend of a block-paved patio area and a lawn, providing outdoor space that is both functional and easy to maintain. The patio area is ideal for outdoor seating and dining, while the lawn offers space for gardening, play, or simply enjoying the

fresh air.

Rawmarsh itself is a well-connected and established community with a range of amenities within easy reach. Local shops, cafes, and services are readily available, and the nearby Parkgate Shopping Centre offers a wider selection of retail options, including Morrisons, M&S Foodhall, and various high street stores.

Families will find several well-regarded schools in the area, including Rawmarsh Community School and Sandhill Primary School, making this a practical choice for those with children. The property also benefits from good transport links, with regular bus services providing connections to Rotherham, Sheffield, and the surrounding areas. The nearby M1 and M18 motorways offer convenient access for commuters travelling further afield.

Overall, Burkinshaw Avenue is a well-proportioned home with plenty of potential. The no-chain status makes for a straightforward purchase, while the spacious layout and practical features create a solid foundation for a comfortable family home. Whether for



a first-time buyer, a growing family, or an investor looking to add to their portfolio, this property offers plenty of scope for its new owners.

ENTRANCE PORCH With front facing entrance door, side facing window and door to the entrance hall.

ENTRANCE HALL With stairs to the first floor landing and door to the second reception room.

DINING ROOM Currently used as a second sitting room with coving to the ceiling, dado rail to half height and front facing window.

KITCHEN Having a range of fitted wall and base units in white. Base units are set beneath worktops which include a single bowl sink, plumbing for washing machine, space for fridge freezer, space for cooker, tiled splash backs, cupboard housing the central heating boiler, pantry and rear facing entrance door.

LOUNGE A generous size room with coving to the ceiling and dado rail to half height. The focal point of the room is the feature fire surround housing the gas fire, there are dual aspect windows to both front and rear.

LANDING With store cupboard and loft access.

BEDROOM ONE A double size room with coving to the ceiling and front facing window.

BEDROOM TWO A double size room with coving to the ceiling, fitted wardrobes and front facing window.

BEDROOM THREE A good size single room with built in cupboard and rear facing window.

BATHROOM With a two piece suite which comprises of a bath with shower over, wash hand basin, tiled walls and rear facing window.

WC With a low flush w.c, and rear facing window.

OUTSIDE To the front of the property is a block paved garden area, this extends to the side drive which leads to the single garage. To the rear is an enclosed garden which has block paved patio areas with lawn.



%epcGraph_c_1_544%





Martin & Co Rotherham

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

01709 544982

<http://www.martinco.com>

MARTIN&CO

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.