

**FOR SALE**



**Barberry Way, Ravenfield**  
**Guide Price £140,000**

  
**MARTIN&CO**





## Barberry Way, Ravenfield

2 Bedrooms, 1 Bathroom

**Guide Price £140,000**

- 1st Floor apartment
- Private entrance hall
- Drive and garage
- Private garden
- No chain

GUIDE PRICE £140,000 - £150,000. Situated within the popular Ravenfield area of Rotherham, this first floor apartment offers a practical layout and the benefit of being available with no onward chain. The property occupies a pleasant position and includes a single garage with driveway parking, along with a private enclosed garden to the rear. A lease with approximately 70 years remaining applies to the property.

A private ground floor entrance hall provides direct access, with stairs leading up to the apartment's landing. The front-facing lounge is a comfortable living space, featuring a fire surround with a living flame gas fire as a focal point. Adjacent to the lounge, the kitchen is fitted with a selection of wall and base units, complemented by work surfaces and tiled splashbacks. There is space for cooker and space has been left for further appliances.

The property includes two bedrooms. The main bedroom has fitted wardrobes which provide useful storage, while the second bedroom could be suited to a variety of purposes. The shower room has been refitted to a high standard, offering a white three-piece suite including a generous shower enclosure.

Externally, the driveway leads to a single garage, providing both parking and storage options. The rear garden is of good size and is enclosed for privacy,



featuring low-maintenance artificial grass, creating a space that can be enjoyed without the need for extensive upkeep. Ravenfield is a well-connected village on the outskirts of Rotherham, popular for its blend of local convenience and access to surrounding towns. Everyday needs are well catered for with nearby supermarkets including Tesco, Morrisons, and Aldi all within a short drive. The area also benefits from several schools such as Ravenfield Primary Academy, Wickersley School and Sports College, and Bramley Sunnyside Junior School, providing educational options for different ages. Public transport links are available via local bus services into Rotherham town centre and surrounding areas. For those commuting further afield, the M18 motorway can be reached in around ten minutes, offering straightforward routes towards Doncaster, Sheffield, and beyond. Rotherham Central railway station connects to Sheffield, Doncaster, and Leeds, providing further travel options. With its location, enclosed garden, garage and

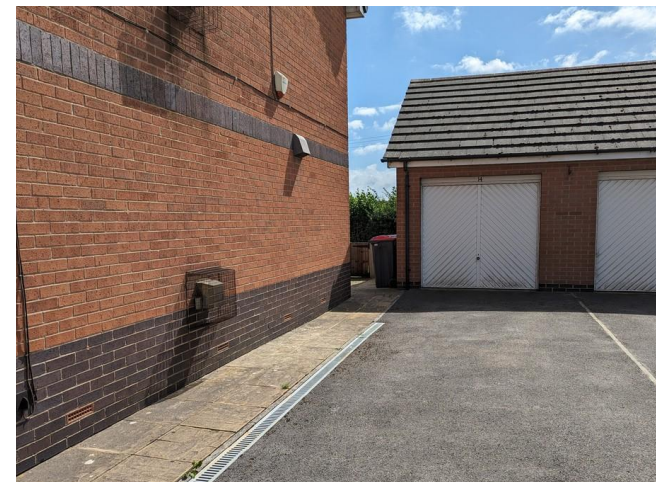
driveway, and no onward chain, this property could appeal to a variety of purchasers looking for a home in an area that offers both convenience and good transport connections.

**ENTRANCE HALL** Having a private entrance hall with stairs to the first floor landing and front facing entrance door.

**LANDING** With access to all rooms and loft access.

**LOUNGE / DINING ROOM** With coving to the ceiling and two wall light points. The focal point of the room is the feature fire surround which houses the living flame gas fire and two front facing windows.

**KITCHEN** Having a range of fitted wall and base units, wall units include extractor hood. Base units are set beneath worktops which include a single bowl sink, gas cooker point and space for cooker, space for fridge freezer, plumbing for washing machine, tiled splash





backs, built in storage cupboard and rear facing window.

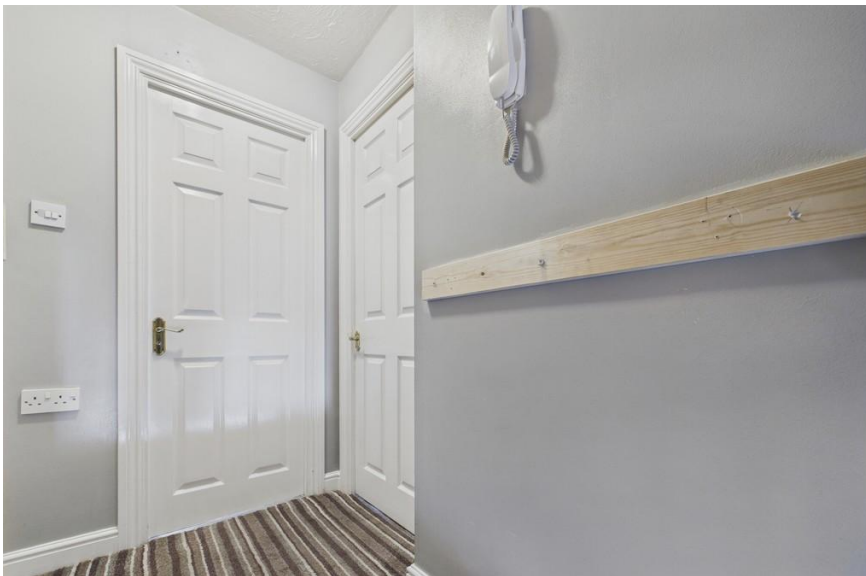
which has artificial grass for low maintenance.

**BEDROOM ONE** A double size room which has fitted mirror fronted wardrobes to one wall and over bed storage cupboards, bed side cabinets, further storage cupboard and front facing window.

**BEDROOM TWO** A good size second bedroom which has a rear facing window.

**SHOWER ROOM** A stunning recently refitted shower room which has a white three piece suite. Having a walk in double shower enclosure with a dry area and built in tiled seat , vanity wash hand basin, wc, tile floor, tiled walls, contemporary style radiator, downlights to the ceiling and rear facing window.

**OUTSIDE** This apartment has the added benefit of drive with parking which leads to the single garage. To the rear of the property is a generous size "L" garden

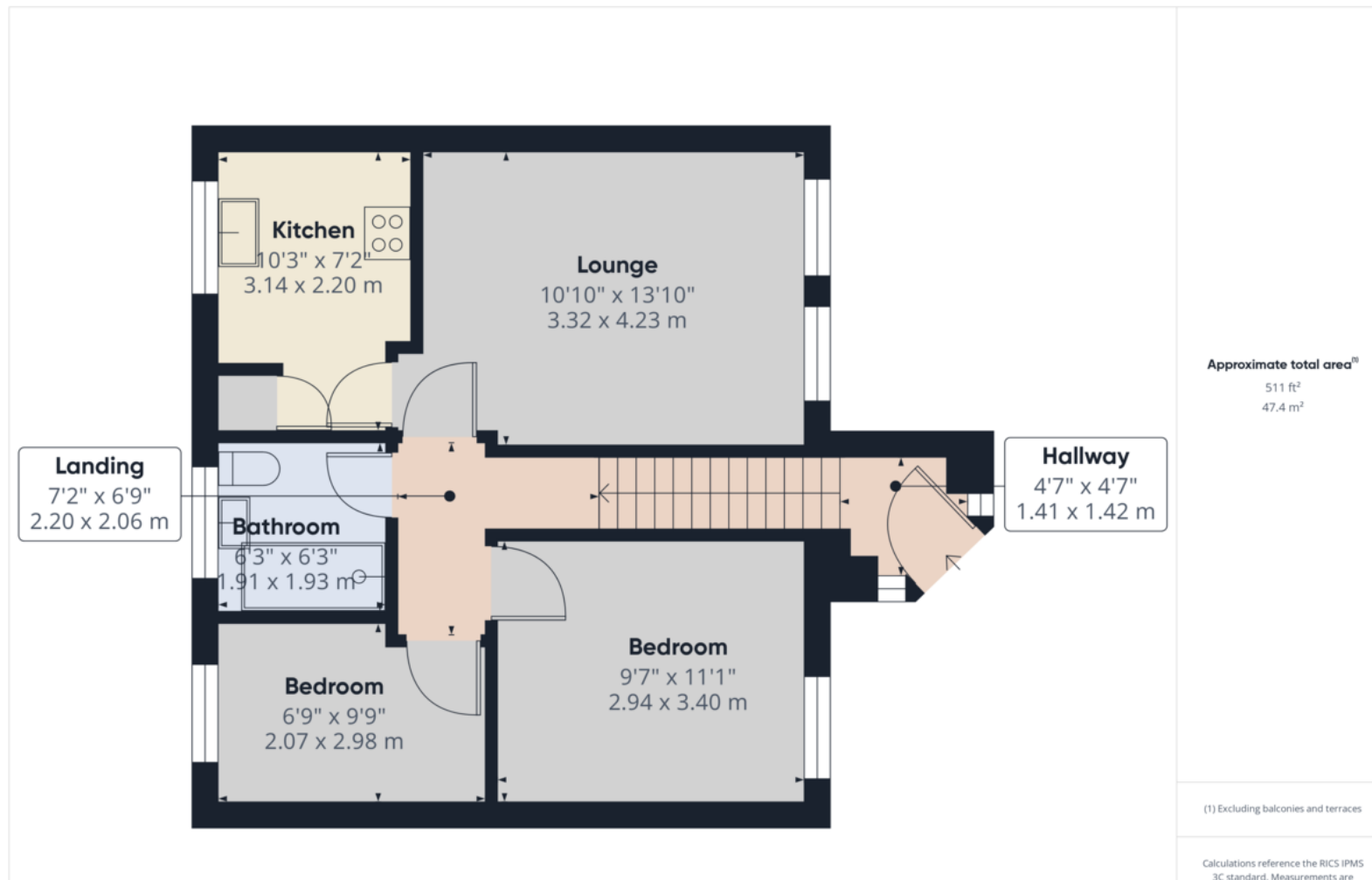


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	73 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		









## 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.