

TO LET



Old Garden Drive, East Dene
£1,100 pcm


MARTIN & CO

Old Garden Drive, East Dene

Semi-Detached House,
3 bedroom, 1 bathroom

£1,100 pcm

Date available: Available Now

Deposit: £1,269

Unfurnished

Council Tax band:

- Driveway parking
- Large rear garden
- Brand new kitchen
- Modern bathroom suite
- Fresh carpets throughout
- Ready to move in
-

Positioned within a well-established part of East Dene, Old Garden Drive presents a fully refurbished home finished to a consistent and modern standard throughout, offering a straightforward move for anyone looking for a ready-to-go property. The setting is practical for day-to-day living, with a range of local amenities close by and useful commuter links within easy reach.

The approach to the property includes a front driveway providing off-street parking, along with a storm porch that offers a practical entrance point. Once inside, the hallway



gives access to the main ground floor spaces and includes a useful built-in storage cupboard, ideal for coats and general household items.

The living room sits to the front of the property and benefits from a feature electric fire, creating a central focal point while still maintaining a clean and modern finish. The décor throughout follows a neutral theme, with fresh white walls and new grey carpets that continue consistently across the home.

To the rear, the layout opens into a separate dining room, positioned to make the most of the garden outlook. Patio doors lead directly onto the rear garden, allowing for an easy connection between indoor and outdoor space, particularly during warmer months. The garden itself is a strong feature of the property, offering a generous lawn area alongside a patio that provides a practical seating or entertaining space.

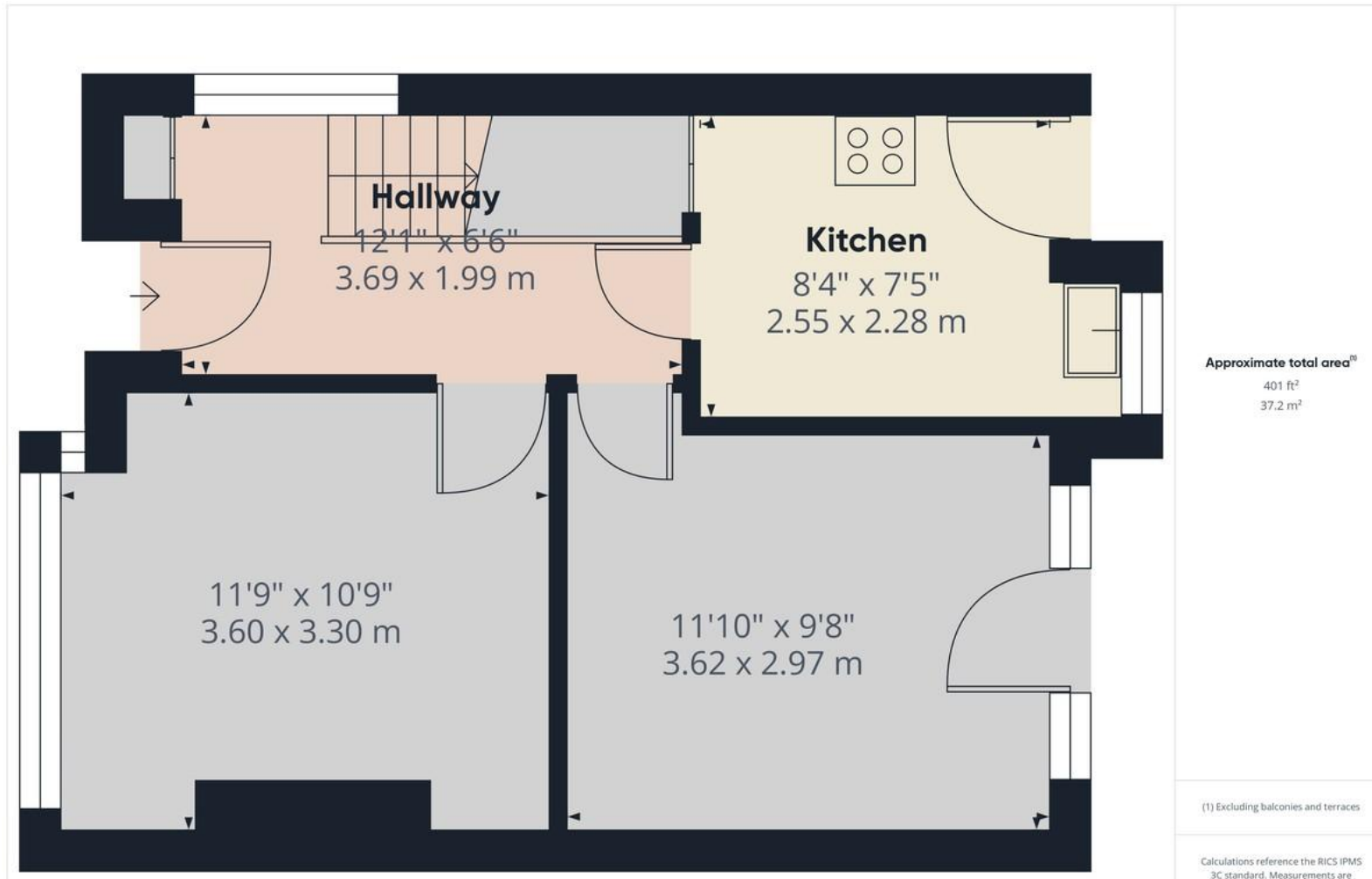
The kitchen is also located at the rear and has been completely updated with brand new high gloss units paired with wooden effect worktops, creating a clean and contemporary finish. There is a good amount of cupboard and worktop space, and an additional storage cupboard beneath the stairs adds further practicality.

Upstairs, the same attention to detail continues. There are two well-proportioned double bedrooms, positioned at the front and rear, along with a single bedroom to the front which could also serve as a home office or nursery. All bedrooms have been finished with new grey carpets and



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





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.