



53 Leatham Avenue, Kimberworth, Rotherham, South Yorkshire, S61 1AD

Offers Around £95,000

**** ATTENTION INVESTORS ** FOR SALE WITH A SITTING TENANT ****

Well presented two bedroom ground floor apartment which is set within a modern development that was completed in 2008.

The property is neutrally decorated throughout and has two bedrooms with an en-suite shower room and dressing room to the master, large open plan living kitchen, bathroom and hallway which has a video intercom system. The property comes with an allocated parking space and ample visitor parking.

The property is located close to a range of amenities and is close to the main road networks and public transport links.

Hallway

Timber entrance door which is accessed from the communal hallway, carpet flooring, central heating radiator, ceiling light, intercom system and alarm control panel, useful storage cupboard and doors to access the living kitchen, bedrooms and bathroom.

Living Kitchen 23'3" x 10'5" (7.1m x 3.2m)

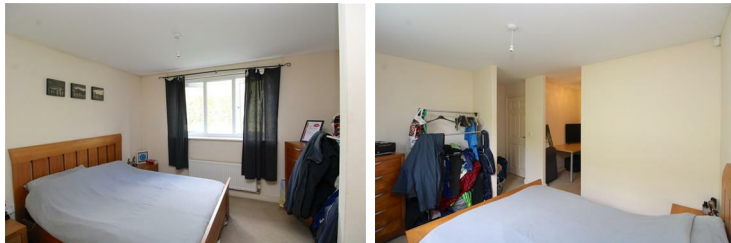


Generous open plan living kitchen which provided plenty of space to cook, dine and relax.

The kitchen area has a fitted shaker style kitchen which has a range of wall and base units, worktops and complimentary wall tiles, stainless steel 1 ½ bowl sink and drainer with a mixer tap, electric oven, four ring gas hob with extractor above, double glazed privacy window, vinyl flooring, plumbing for a washing machine and a ceiling light.

The Living area has a double glazed window, carpet flooring, central heating radiator and a ceiling light.

Bedroom One 9'10" max x 13'9" max (3.0m max x 4.2m max)



Double glazed window, carpet flooring, central heating radiator, ceiling light, opening to the dressing room.

Dressing Room 6'10" x 4'7" (2.1m x 1.4m)

Dressing room which could also be used as a home office space if needed for working from home, carpet flooring, ceiling light and a door to access the en-suite shower room.

En-Suite Shower Room



Glass shower cubical with an electric shower, w.c, wash basin, vinyl flooring, central heating radiator, ceiling light and an extractor fan.

Bedroom Two 9'10" max x 8'10" max (3.0m max x 2.7m max)

Double glazed window, carpet flooring, central heating radiator and a ceiling light.

Bathroom



Bath, w.c, wash basin, vinyl flooring, part tiled walls, chrome towel radiator, ceiling light and an extractor fan.

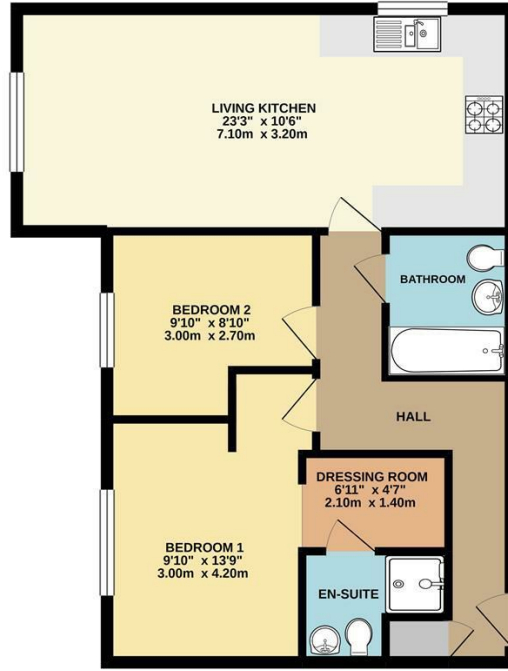
Outside



Allocated parking space and visitor parking.

Floor Plan

GROUND FLOOR
630 sq.ft. (58.5 sq.m.) approx.



TOTAL FLOOR AREA : 630 sq.ft. (58.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2021.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

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