



22 Carlton Avenue, Clifton, Rotherham, S65 2PL

**Offers In The Region Of £135,000**

\*\*\* THE IDEAL PURCHASE FOR THE FIRST TIME BUYER \*\*\*

A renovated and restored period mid-terraced house, located at the head of a cul-de-sac and ideally placed for the nearby town centre. The present occupiers have undertaken an exhaustive course of improvement to the property which will become fully apparent at the time of inspection.

## SUMMARY

An immaculately presented TWO BEDROOM MID-TERRACED HOUSE, in excellent decorative order throughout and forming the ideal purchase for the first-time buyer. The property, which retains much of the original character including high ceilings and covings, benefits from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN AND BATHROOM AND ARTIFICIAL SLATE ROOF

The accommodation briefly comprises: Entrance Porch, Lounge, separate Dining Room with Cellar leading off, fitted Kitchen and rear entrance Porch. There are two double Bedrooms and Bathroom with modern white suite. There is on-street car parking and garden to the rear.

The property is located within walking distance of the town centre, Forge Island, Arc Cinema, Clifton Park, Clifton Park Museum and Herringthorpe playing fields.

## ENTRANCE PORCH

With glazed double double doors and inner timber door

## LOUNGE 16'5" x 12'0" (5.01 x 3.66)



With feature ornate fireplace surround, radiator and front facing uPVC picture window. An inner glazed door leads into the Dining Room

## DINING ROOM 11'10" x 12'0" (3.62 x 3.66)



With wood flooring, rear facing picture window. Two radiators behind covers and storage Cellar leading off.

## KITCHEN 8'3" x 6'10" (2.54 x 2.09)



Having a range of fitted base and wall units with contrasting work surfaces and ceramic tiled splashbacks incorporating an inset ceramic sink with monobloc tap set beneath the rear facing uPVC window. Integrated electric induction hob and electric oven with high level extractor hood and space and plumbing for washing machine. Tiled floor. A glazed door opens into the rear entrance Porch

## REAR PORCH

## LANDING

## FRONT BEDROOM 9'2" x 12'0" (2.8 x 3.66)



With uPVC window, radiator and wardrobe recess

## REAR BEDROOM 11'10" x 9'1" (3.62 x 2.79)



With radiator and uPVC window

## BATHROOM 8'2" x 7'0" (2.51 x 2.15)



With modern white suite comprising a panelled bath with electric shower and screen, pedestal wash basin and W.C. Radiator and cupboard housing the gas central heating boiler. uPVC opaque glazed window.

## OUTSIDE



There is on-street car parking to the front whilst to the rear is a decked seating area.

## MATERIAL INFORMATION

Council Tax Band - A

Tenure - Freehold

Property Type - Mid-terraced house

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - On-street

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining. <https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

## AGENT NOTES

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. We outsource this check to a third party and a charge will apply. Ask the branch for further details.

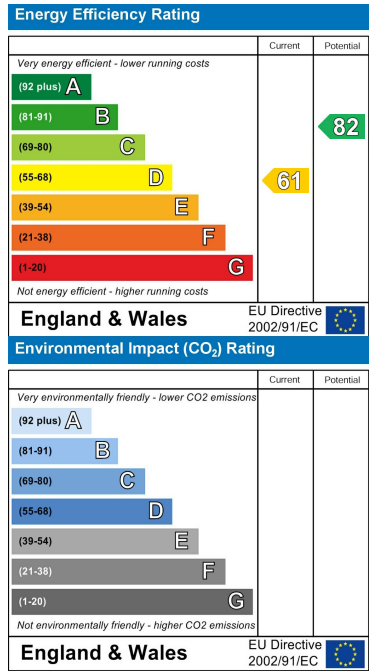
Floor Plan



Area Map



Energy Efficiency Graph



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