



**Kirkcroft Avenue, Rotherham, S61 2UG**

**£320,000**

Substantially extended & upgraded double fronted house. 3 reception rooms plus modern breakfast kitchen, 3 double bedrooms plus contemporary bathroom & en suite. Corner plot with impressive gardens plus off road parking.



# 10 Kirkcroft Avenue, Thorpe Hesley, Rotherham, S612UG

We are delighted to offer for sale this greatly extended and upgraded house located on a corner plot within a popular development offering access to amenities and transport links plus near to OFSTED 'Outstanding' and 'Good' Primary and Secondary schools.

As you would expect the property benefits from gas central heating and PVCu double glazing. There is a modern breakfast kitchen plus contemporary bathroom and en suite. Items of note include French doors to the rear, under floor heating to some rooms, wardrobes to bedroom 1 plus an alarm. There are ample sockets and media points to the property. The home is ready to move in with flooring and blinds included as fitted.

To the ground floor is an entrance hall, 3 reception rooms and a breakfast kitchen. There are 3 double bedrooms, the master with en suite, accessed via the first floor landing. There is a boarded loft with power and light plus ladder access.

The property is located on a corner plot with well presented gardens laid mainly to lawn plus a private patio area. There is off road parking for a number of cars to the front.

Tenure - Freehold  
Council Tax - Band B

The property comprises.

## GROUND FLOOR

### Entrance Hall

With floor tiling.

### Reception Room 1 22'11" x 10'3" (7.00m x 3.14m)

A light dual aspect room with carpets and blinds.

### Reception Room 2 13'9"(max) x 13'6"(max) (4.21m(max) x 4.13m(max))

With integrated under stairs storage plus carpets and blinds.

### Reception Room 3 11'7" x 10'3" (3.55m x 3.14m)

A light triple access room having floor tiling with under floor heating and blinds. French doors leading to the rear garden.

### Breakfast Kitchen 14'10"(max) x 12'11"(max) (4.54m(max) x 3.96m(max))

Having a comprehensive range of modern wall and base units with complimenting laminate worktops plus glass up stands and splash back and island unit with breakfast bar. Having twin ovens, microwave and induction hob plus 1.5 sink and instant hot water tap. With recessed spot lights, floor tiling with under floor heating plus door leading to rear garden.

## FIRST FLOOR

### Landing

With fitted carpets.

### Bedroom 1 22'11"(max) x 10'3"(max) (6.99m(max) x 3.14m(max))

A light through room with wardrobes, recessed spot lights, carpets and blinds.

### En Suite 8'2" x 3'10" (2.50m x 1.19m)

Having contemporary white sanitary ware with double walk in shower, vanity basin, ladder radiator, wall and floor tiling plus recessed spot lights.

### Bedroom 2 11'7" x 10'5" (3.55m x 3.20m)

With carpets and blinds. Access to store.

### Bedroom 3 11'4" x 7'3" (3.47m x 2.22m)

With fitted flooring.

### Bathroom 8'3" x 5'10" (2.54m x 1.80m)

Having contemporary white sanitary ware with shower bath and screen, vanity basin, wall and floor tiling and ladder radiator.

## EXTERNAL

The property is located on a corner plot with well presented gardens laid mainly to lawn plus a private patio area. There is off road parking for a number of cars to the front.





