

Freehold

Asking Price: £110,000

Osbert Drive, Thurcroft, Rotherham,  
South Yorkshire, S66



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# Osbert Drive, Thurcroft, Rotherham, South Yorkshire, S66

## ATTENTION INVESTORS! OFFERED FOR SALE WITH TENANT IN SITU! TWO BEDROOM SEMI DETACHED IN A GREAT, CONVENIENT LOCATION!

Offering a fantastic investment opportunity is this well presented two bedroom semi detached property in a popular and convenient location. The dwelling is offered for sale with a tenant in situ and is perfectly placed to access a range of local amenities along with the M18/M1 motorway network. The accommodation briefly comprises a porch, lobby, lounge, dining kitchen and a utility room. To the first floor is a landing, two bedrooms and a bathroom. Outside, there are gardens to the front and rear with off road parking being provided by a driveway. Viewing is recommended!

**Entrance Porch** Front and side facing UPVC double glazed windows, front facing UOVC double glazed entrance door. A door opens to the lobby.

**Lobby** Stairs rise to the first floor and a door opens to the lounge.

**Lounge** 4.51 x 3.50. Having a fire surround with a hearth and back incorporating a living flame gas fire. There is a front facing UPVC double glazed window and a radiator. A door opens to the kitchen.

**Kitchen Diner** 4.15 x 2.35. Fitted with a range of wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is an integrated four ring electric hob and double electric oven along with plumbing for a washing machine. Having tiling to splashback height, downlights to the ceiling, wood effect laminate flooring, rear facing UPVC double glazed window and a radiator. The room opens to the utility room.

**Utility Room** 2.07 x 1.21. Having wood effect laminate flooring and a side facing UPVC double glazed entrance door.

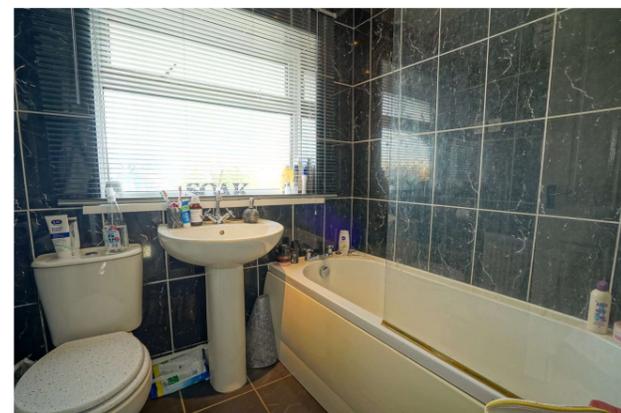
**Landing** Having loft access and a side facing UPVC double glazed window. Doors open to the bedrooms and bathroom.

**Bedroom 1** 4.51 x 2.81. Front facing UPVC double glazed window and a radiator.

**Bedroom 2** 3.51 x 2.53. (The latter measurement increases to 3.10) Storage cupboard, rear facing UPVC double glazed window and a radiator.

**Bathroom** 1.93 x 1.69. Fitted with a white suite comprising a panelled bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height and to the floor, downlights to the ceiling, rear facing UPVC double glazed window and a radiator.

**Outside** There is gated access to a driveway that provides off road parking. The front garden is laid to lawn with the rear having a gravelled seating area and lawned garden.



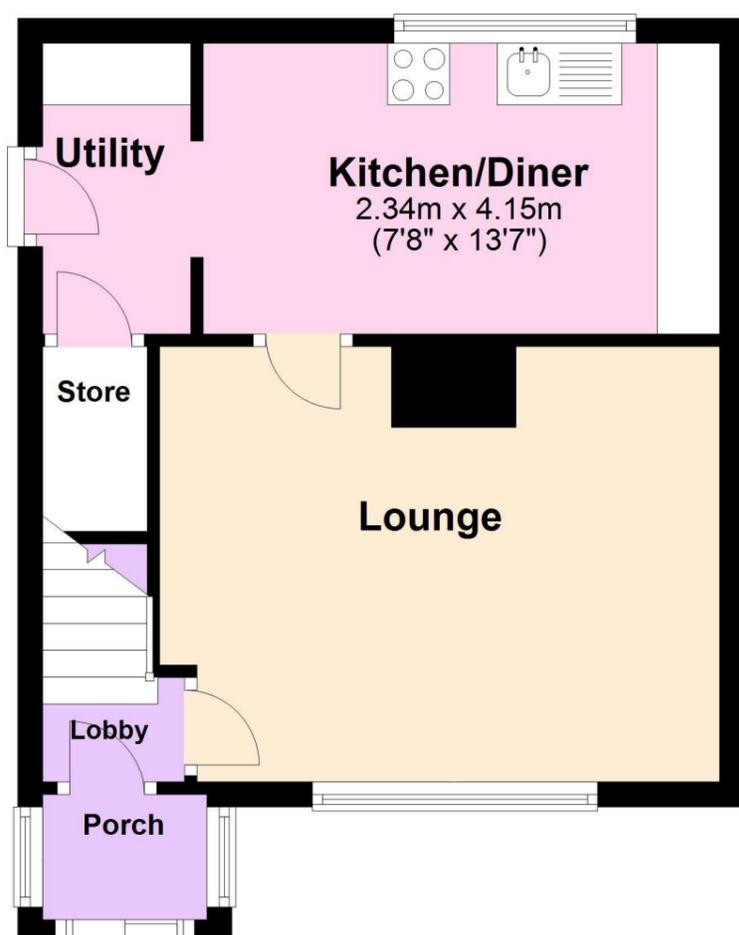
- Investment opportunity
- For sale with tenant in situ
- Two bedroom semi detached
- Convenient location
- Well placed for the M18/M1 motorway network
- Driveway
- Front & rear gardens
- Viewing is recommended!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

## Ground Floor

Approx. 33.5 sq. metres (360.7 sq. feet)



## First Floor

Approx. 32.8 sq. metres (352.6 sq. feet)



Total area: approx. 66.3 sq. metres (713.3 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.