



£270,000 Guide Price

Howden Avenue, Waverley, Rotherham

Semi-Detached House | 3 Bedrooms | 3 Bathrooms

0114 470 1013



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Step Inside

Key Features

- Guide Price £270,000 - £280,000
- 3 Double Bedrooms - Master Bedroom With En-Suite
- Open Plan Kitchen/Dining Room
- Double Glazing Throughout & Gas Central Heating
- Double Glazed Patio Doors to the Rear & Off Master Bedroom
- Superb Storage Solutions Throughout The Property
- Fabulous Size Garden - Perfect For Hosting
- Parking For More Than One Vehicle
- Walking Distance to The New Olive Lane Development & Waverley Junior School
- Easy Access To Sheffield Parkway & M1 Motorway

Property Description

Guide Price £270,000 - £280,000

Nestled in the desirable area of Waverley, Rotherham, this stunning semi-detached house on Howden Avenue offers a perfect blend of modern living and convenience.

Upon entering, you are welcomed into a spacious reception room that flows seamlessly into an open plan kitchen and dining area, ideal for both entertaining guests and enjoying family meals. The kitchen is well-appointed, featuring modern fixtures and fittings that enhance the overall aesthetic of the home. Double glazed patio doors lead to the rear garden, allowing natural light to flood the space and providing easy access to outdoor living.

This property boasts three generously sized double bedrooms, ensuring ample space for relaxation and privacy. The master bedroom is particularly noteworthy, complete with its own en-suite bathroom, offering a touch of luxury and convenience. Additionally, there are two further bathrooms, making this home perfect for families or those who enjoy hosting visitors.

Parking is a breeze with space available for two vehicles, a valuable feature in today's busy world. The location also provides easy access to the Sheffield Parkway, making commuting and travel straightforward.

In summary, this semi-detached house on Howden Avenue is an exceptional opportunity for those seeking a modern, comfortable home in a thriving community. With its thoughtful design and prime location, it is sure to appeal to a wide range of buyers.

The home is situated in a desirable location with a wonderful community and has great access links to the Sheffield parkway and M1 motorway.

EPC - Rating Current 83B - Potential 95A

Main Particulars

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Front -

Front Entrance -

Living Room - 4.15 x 3.58 (13'7" x 11'8") -

Downstairs Wc - 0.90 x 1.69 (2'11" x 5'6") -

Kitchen/Diner - 2.75 x 4.61 (9'0" x 15'1") -

Master Bedroom - 3.58 x 3.28 (11'8" x 10'9") -

Master Bedroom En-Suite - 1.57 x 1.56 (5'1" x 5'1") -

Second Bedroom - 2.53 x 3.17 (8'3" x 10'4") -

Third Bedroom - 1.88 x 3.40 (6'2" x 11'1") -

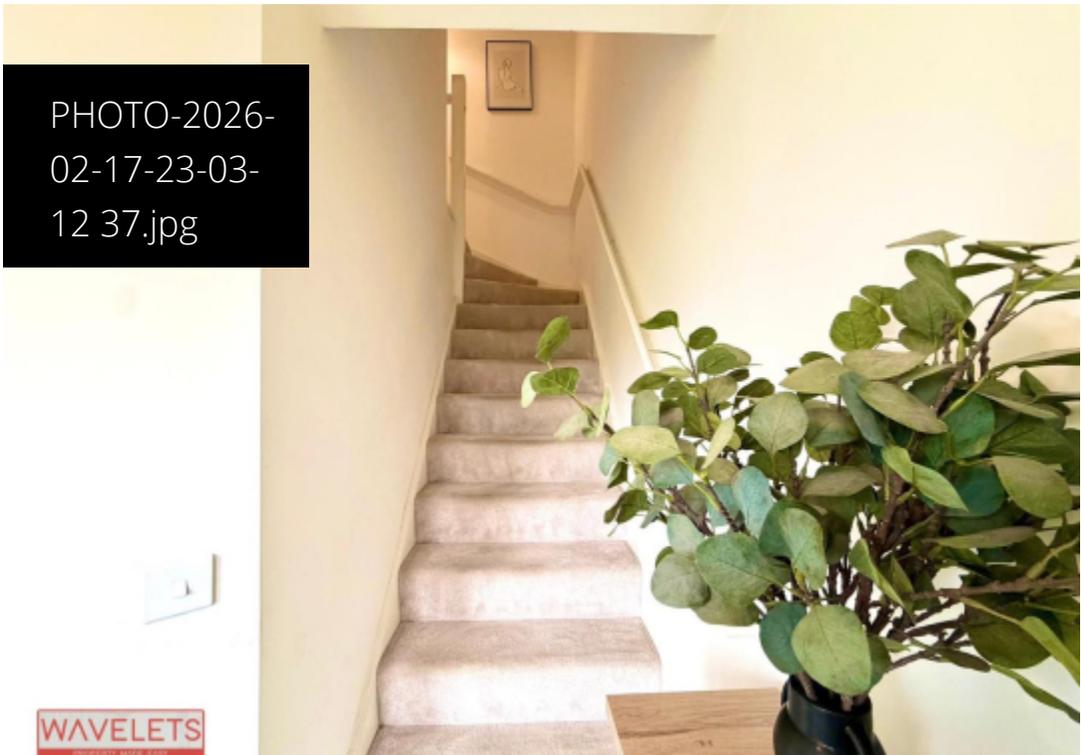
Main Bathroom - 1.91 x 1.59 (6'3" x 5'2") -

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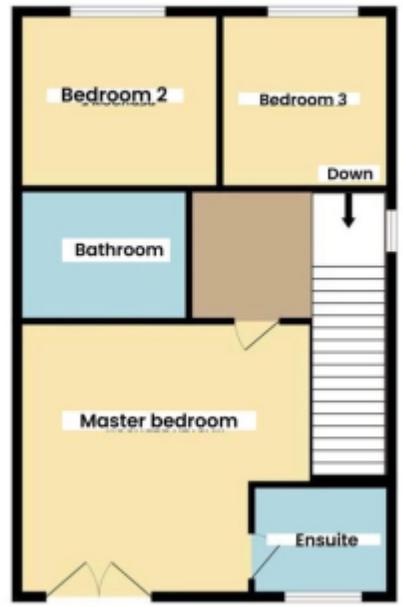
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1st Floor



Ground floor



This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2026 14674319 Registered Office: , 23 Goore Avenue, Sheffield, S9 3GE

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	83	
(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	

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