



£130,000 Guide Price

Elder Drive, Sunnyside, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- First Time Buyer/ Growing Family Home
- Three DOUBLE Bedrooms
- Spacious Wrap Around Lounge Diner
- Large Enclosed Rear SOUTH FACING Garden
- Shared Driveway and Detached Garage
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

GUIDE PRICE £130,000 to £140,000

A HOME FOR YOUR FAMILY TO THRIVE...DECEPTIVELY SPACIOUS ON ELDER DRIVE...!

Uflit would like to welcome to the market this spacious three-bedroom semi-detached property tastefully blending into the popular area of Sunnyside.

## Main Particulars

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Uflit would like to welcome to the market this spacious three-bedroom semi-detached property tastefully blending into the popular area of Sunnyside. The property boasts a cosy cloakroom, spacious wrap around lounge diner and kitchen area. To the first-floor three double bedrooms and a family bathroom. To the outside an enclosed lawned frontage, a shared driveway provides ample off-road parking leading to a detached garage, to the rear a large enclosed garden, predominantly lawned with patio area. Located in the heart of Sunnyside close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder then this deceptively spacious property will make the perfect family home for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Tenure: Freehold

**Entrance** w: 2.6m x l: 1.7m (w: 8' 6" x l: 5' 7")

Entering through a glazed upvc door with glazed upvc side panels to a cloakroom with vinyl flooring, understairs recess utilises space, a door to a storage cupboard and an opening to the kitchen.

**Kitchen** w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

The kitchen features a range of wall and base units with work surface areas and tiled back panels. Appliances to include an inset oven, extractor fan and plumbing for further utilities. A side facing upvc window, vinyl flooring and an opening to the dining room.

**Lounge/diner** w: 4m x l: 6m (w: 13' 1" x l: 19' 8")

A spacious wrap around lounge diner with carpeted flooring flowing throughout this space, a front facing upvc window along with rear facing patio doors opening onto the garden allows an abundance of light, two radiators add warmth and carpeted stairs lead to the first-floor accommodation. Sizes to maximum measurements.

### **FIRST FLOOR:**

A carpeted split landing with loft hatch creating additional space and doors giving access to three bedrooms, family bathroom and a storage cupboard.

**Master bedroom** w: 4m x l: 2.8m (w: 13' 1" x l: 9' 2")

A large double bedroom with carpeted flooring, radiator, built-in over stairs storage and a front facing upvc window.

**Bedroom 2** w: 3.8m x l: 2.7m (w: 12' 6" x l: 8' 10")

Comprising of carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 3** w: 2.6m x l: 2.3m (w: 8' 6" x l: 7' 7")

A third double bedroom with carpeted flooring, radiator and a rear facing upvc window.

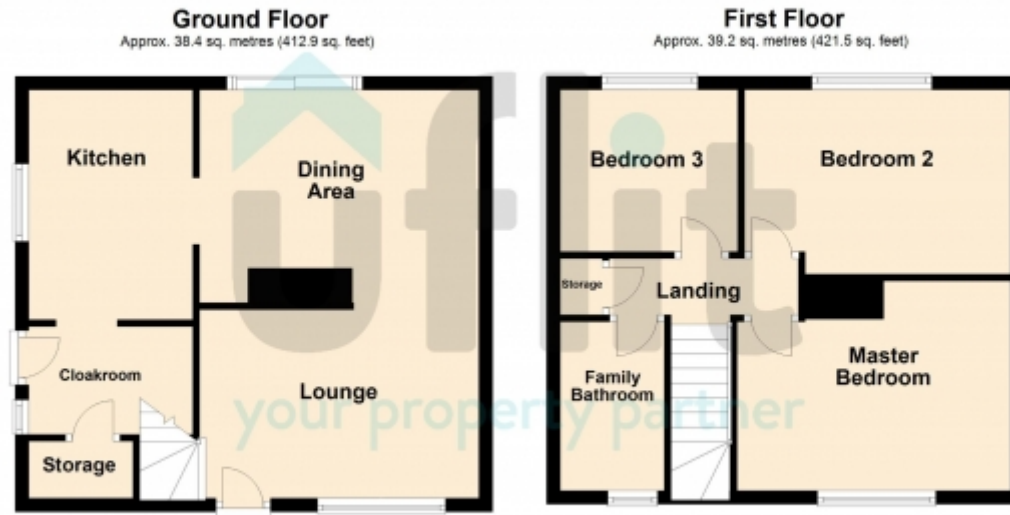
**Family Bathroom** w: 1.5m x l: 2.6m (w: 4' 11" x l: 8' 6")

Comprising of a panelled bath, wash hand basin and a low level wc, partially tiled walls, decorative panelled ceiling and contrasting vinyl flooring, radiator and a front facing upvc window.

### **Outside**

To the front of the property enclosed lawned gardens, a shared driveway provides ample off-road parking leading to a detached garage. To the rear a paved patio leads to a large SOUTH FACING lawned garden all enclosed with fencing.

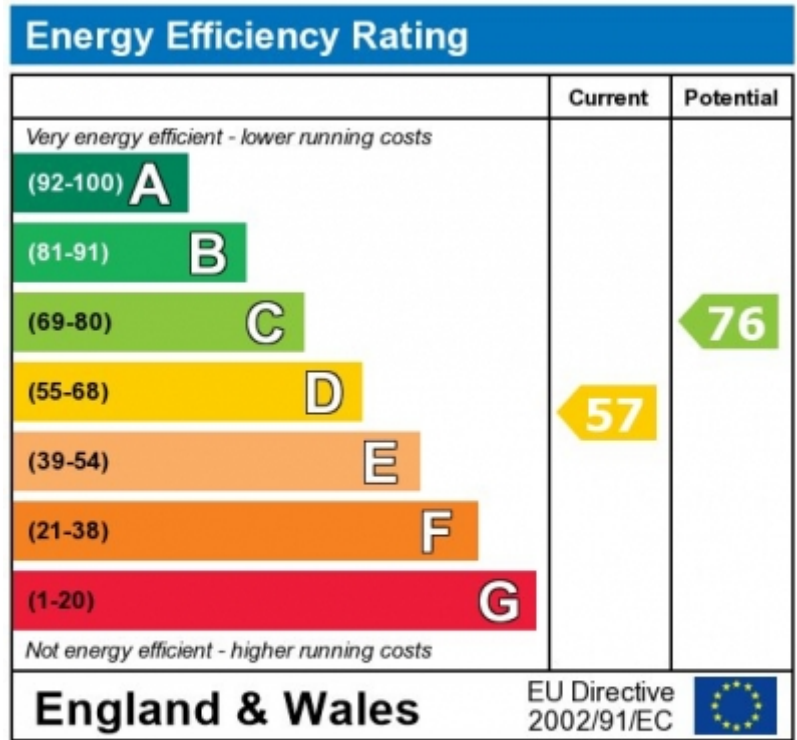




Total area: approx. 77.5 sq. metres (834.4 sq. feet)

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 © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

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