



£160,000 OIRO

Whitehill Road, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Spacious Three Bedroom Family Home
- Fitted Kitchen
- Spacious Open Plan Lounge Dining Area
- Modern Shower Room
- Driveway & Detached Garage
- FABULOUS First Time Buyer/ Growing Family Home
- Private Enclosed Landscaped Rear Garden
- Highly Desirable Location
- MUST BE VIEWED!
- NO ONWARD CHAIN

Property Description

IN A FABULOUS LOCATION YOU SIMPLY MUST SEE...ALL THAT IS NEEDED IS YOUR VISION AND A LITTLE TLC...!

Uflit are delighted to welcome to the market this tastefully presented three bedroom semi detached property, perfect for the first time buyer or growing family.

Main Particulars

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Uflit are delighted to welcome to the market this tastefully presented three bedroom semi detached property. Perfect for the first time buyer or growing family set in the heart of this desirable location of Brinsworth. Within easy reach of all the popular local amenities, excellent transport links, schools and comes to market as a vacant possession. In brief a warming entrance hall, Spacious open plan offset lounge/ diner and a fitted kitchen. To the first floor three ample sized bedrooms and a modern family shower room. To the outside the property benefits from a low maintenance frontage and a driveway providing off-road parking, to the rear an enclosed private manicured garden with detached garage.

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Council Tax Band: B

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed solid wood door with glazed side panel to a light and warm hallway. Carpeted flooring leads to the spindled staircase leading to the first floor accommodation with understairs storage utilising space, radiator and doors leading to the kitchen and lounge.

Open Plan Lounge/Diner w: 3.2m x l: 7.1m (w: 10' 6" x l: 23' 4")

A spacious tastefully appointed lounge with a feature chimney breast housing a fire set on a tiled bed with stone façade, a continuation of the carpeted flooring flowing throughout this space. A large front facing upvc window allows an abundance of light to flow through to the offset dining area where a rear facing upvc further illuminates and two radiators add warmth.

Kitchen w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

Comprising of a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a built in double oven, electric hob with extractor fan above and plumbing for further utilities. Vinyl flooring, radiator, rear facing upvc window, a door to understairs storage and a glazed upvc door giving access to the garden.

Landing

With a side facing upvc window, spindled banister rail, carpeted flooring, loft hatch creating additional storage and doors giving access to three bedrooms the family

shower room and useful storage cupboard.

Master bedroom w: 3.2m x l: 3.7m (w: 10' 6" x l: 12' 2")

A double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3m x l: 3.3m (w: 9' 10" x l: 10' 10")

A further double bedroom with a range of fitted wardrobes and furniture, carpeted flooring, radiator, a rear facing upvc window.

Bedroom 3 w: 2m x l: 2.4m (w: 6' 7" x l: 7' 10")

A third double bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc window.

Family Shower Room w: 2.3m x l: 1.7m (w: 7' 7" x l: 5' 7")

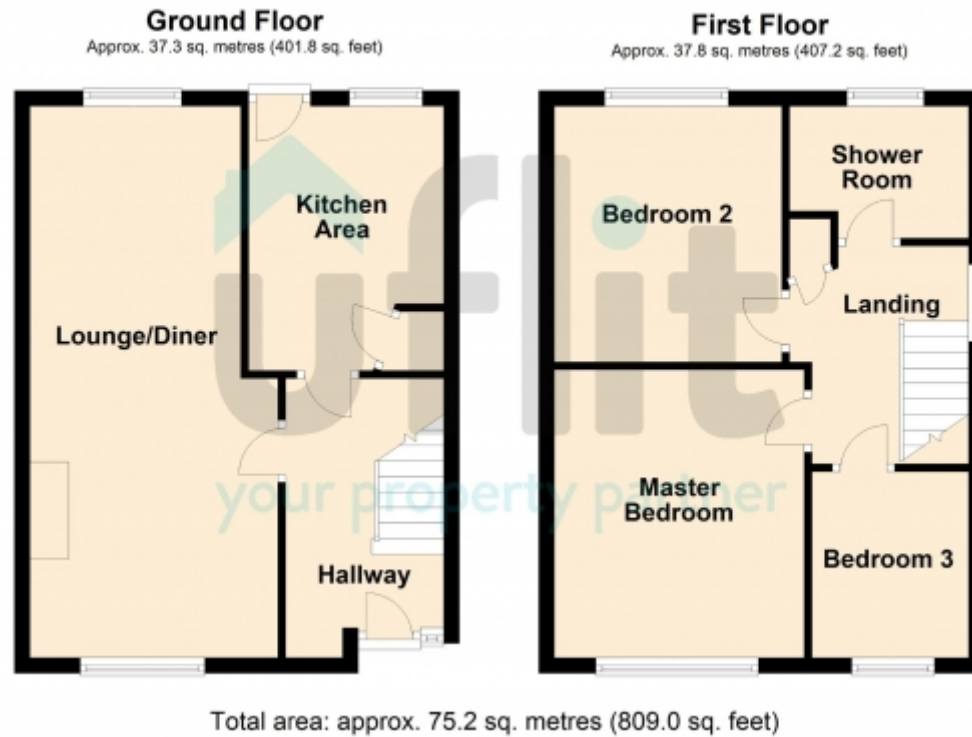
A modern family shower room comprising of a shower cubicle, vanity unit housing both wash hand basin and a low level wc. Fully tiled walls with feature border, contrasting vinyl flooring, heated towel rail and a rear facing upvc window.

Outside

To the front of the property a delicate stone wall protects a decorative slate garden and a driveway providing ample off-road parking, extending to a detached garage with shed beyond. Side gated access to the rear garden with a Yorkshire stone patio area with in turn leads to a lawned garden with manicured borders, beyond this a further slate seating area allowing for family entertainment and all privately enclosed.

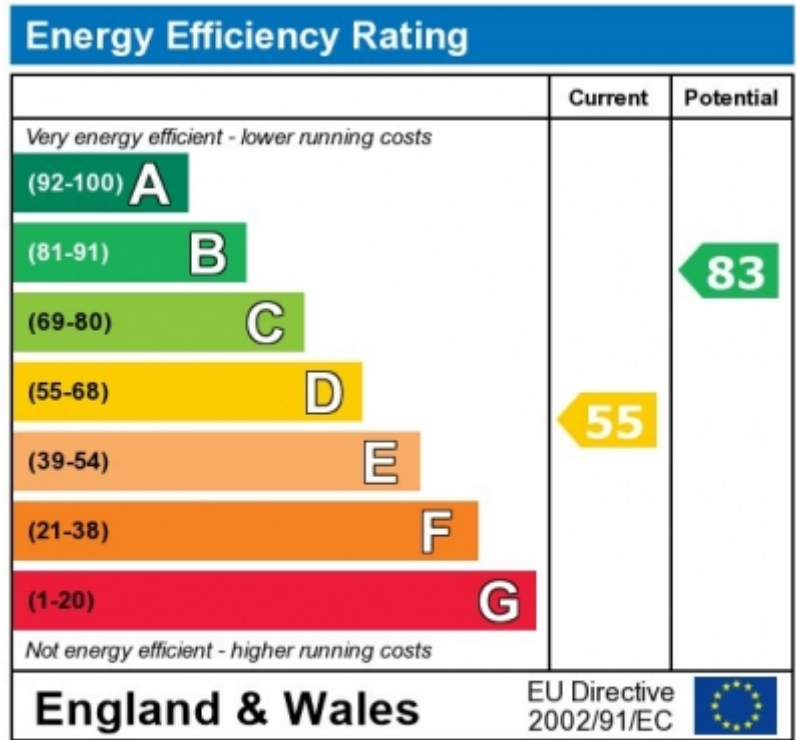
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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