



£150,000 OIRO

Wordsworth Drive, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Two Bedroom Family Home
- Open Plan Breakfast Kitchen
- Spacious Lounge
- Modern Shower Room
- Driveway & Detached Garage
- Tastefully Appointed Throughout
- Large Private and Enclosed Rear Garden
- Popular Location
- Maintained Garden with Decked Patio
- MUST BE VIEWED!

Property Description

ATTENTION FIRST TIME BUYERS ...!

Uflit are highly delighted to welcome to the market this tastefully presented two bedroom Family Home boasting spacious living throughout.

Main Particulars

ATTENTION FIRST TIME BUYERS ...!

Uflit are highly delighted to welcome to the market this tastefully presented two bedroom Family Home boasting spacious living throughout. The property benefits from a cosy cloakroom entrance, light and warming lounge leading through to the open plan breakfast kitchen. To the first floor two ample sized bedrooms and a modern family shower room. To the outside well maintained gardens with a driveway providing ample off-road parking and a detached garage with electrics. To the private rear a large garden with decked patio areas, a further undercover area with manicured gardens providing further family entertaining and two sheds. Located in the heart of Herringthorpe close to local amenities, excellent transport links and schools. This property is ready and waiting for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Hallway

A delicate canopy invites you through a glazed upvc door to a light and cosy hallway, carpeted stairs lead to first floor accommodation, radiator and a door gives access to the lounge.

Lounge w: 4.2m x l: 3.7m (w: 13' 9" x l: 12' 2")

A beautifully presented living area with a feature wall. A continuation of the carpeted flooring flows throughout, a radiator adds warmth, a large front facing upvc window adds to the light and a door leads through to the breakfast kitchen and a further door to under stairs storage.

Open Plan Breakfast/ Kitchen w: 5.2m x l: 2.4m (w: 17' 1" x l: 7' 10")

The heart and hub of this family home is this open plan breakfast kitchen with a range of wall and base units, complimentary work surface areas and tiled back panels and an adjoining breakfast bar compliments. Appliances to include an extractor fan and plumbing for further utilities. Laminate flooring seamlessly flowing throughout, three rear facing upvc windows illuminate, with further spot lighting and a upvc door opens on to the garden and a radiator adds warmth.

FIRST FLOOR:

Landing

A carpeted landing with a side facing upvc window, doors giving access to two bedrooms, family bathroom, storage cupboard and a loft hatch with ladder opens to a loft

space creating additional storage space, with velux window.

Master bedroom w: 5.2m x l: 2.8m (w: 17' 1" x l: 9' 2")

A double bedroom with two front facing upvc windows, carpeted flooring and radiator.

Bedroom 2 w: 2.8m x l: 3.4m (w: 9' 2" x l: 11' 2")

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

Family Shower Room w: 2.2m x l: 1.7m (w: 7' 3" x l: 5' 7")

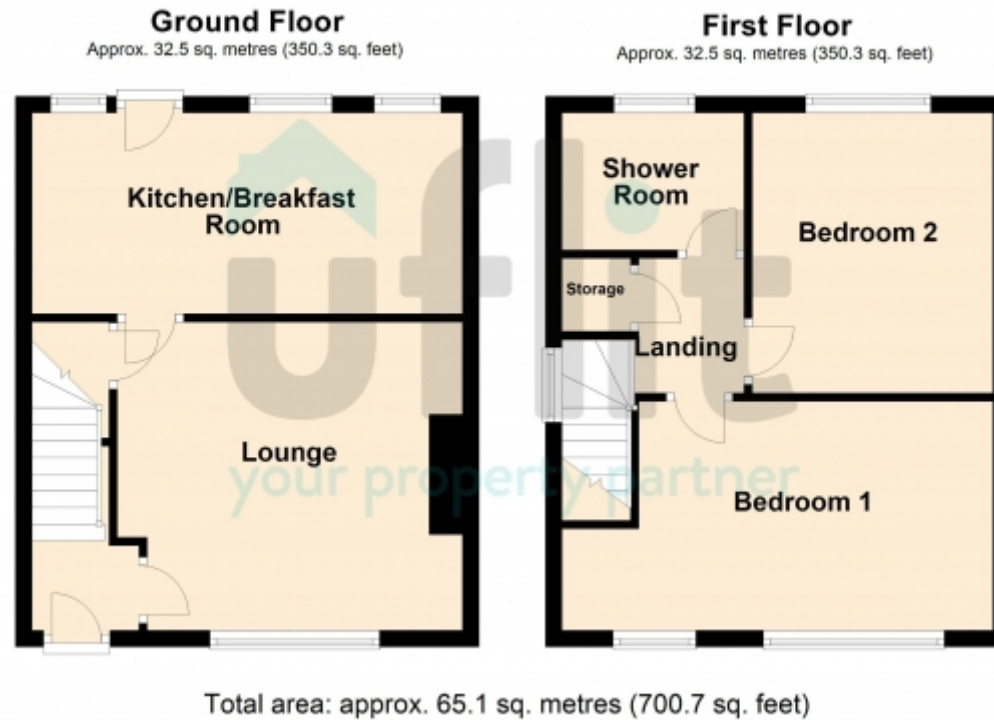
A modern family shower room comprising of a large walk in double shower and screen, vanity wash hand basin and a low level wc. Decorative panelled walls and ceiling with sensor light and contrasting laminate flooring, two heated towel rails and a rear facing upvc window.

Outside

To the front of the property is a large driveway providing ample off-road parking. Large bespoke gates open to the rear, where an undercover seating area leads to a detached garage with electrics and a large decked patio which in turn leads to a large lawned garden all privately enclosed with fencing creating a fabulous entertaining area. In addition two large storage sheds, one with electrics.

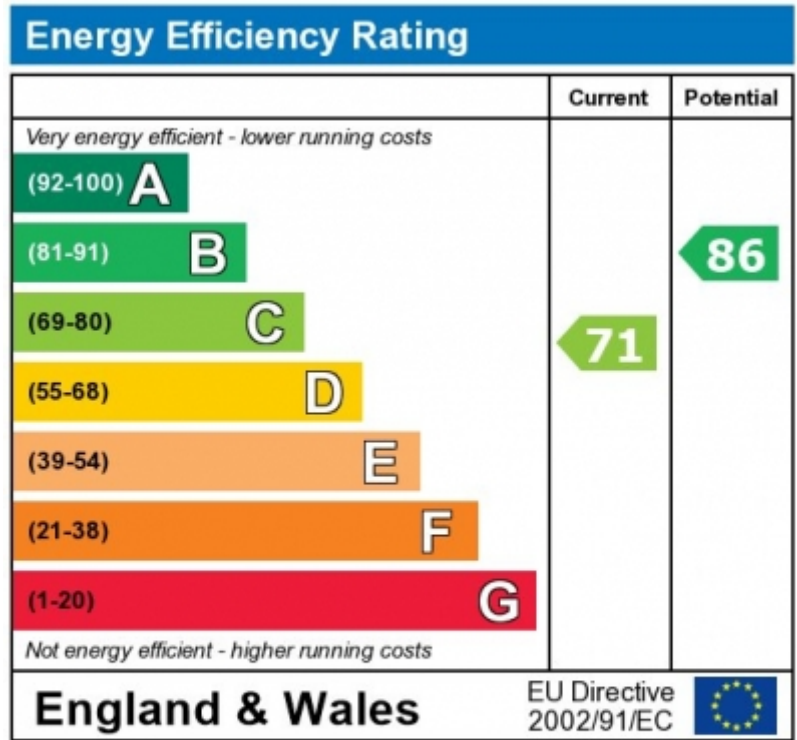
DON'T DELAY CALL UFLIT TODAY...!





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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