



£90,000 OIRO

North Street, Rawmarsh, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- First Time Buyer/ Growing Family Home
- Two Double Bedrooms
- Spacious Lounge
- Modern Family Bathroom
- Driveway with off Road Parking and Detached Garage
- Private and Enclosed Courtyard
- Rear Extension
- Popular Location
- MUST BE VIEWED...!

Property Description

A FABULOUS PROPERTY WITH A HIDDEN TREAT...BEYOND THIS TWO BED TERRACE ON NORTH STREET...!

Uflit are delighted to welcome to the market this cosy EXTENDED two bed mid terrace property being ideally suited to the first time buyer or investor.

Main Particulars

A FABULOUS PROPERTY WITH A HIDDEN TREAT...BEYOND THIS TWO BED TERRACE ON NORTH STREET...!

Uflit are delighted to welcome to the market this cosy EXTENDED two bed mid terrace property being ideally suited to the first time buyer or investor. Set in the heart of the popular location of Rawmarsh close to local amenities, transport links and schools. Briefly comprising of a spacious lounge, kitchen and a rear extension/ dining area. Two first floor bedrooms and a family bathroom. To the outside ample road side parking and to the rear a low maintenance court yard with separate outbuilding providing storage and a wc. Beyond this a driveway providing ample off-road parking and a large detached garage. All this can be found at this affordable home. DON'T DELAY...CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Lounge w: 4.1m x l: 5.3m (w: 13' 5" x l: 17' 5")

Entering through a upvc door with overhead skylight to a spacious living area with feature solid wood fire surround, inset fire and marble façade. Two radiators, carpet, front facing upvc window and open spindled staircase to first floor accommodation. Door giving access to basement storage and a solid wood door to the kitchen.

Kitchen w: 4.1m x l: 2m (w: 13' 5" x l: 6' 7")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include gas hob, electric oven, extractor fan and dishwasher. Tiled flooring, radiator, rear facing upvc window and solid wood glazed door giving access to the rear extension.

Extension/ Diner w: 3.8m x l: 2.4m (w: 12' 6" x l: 7' 10")

Adding further living space to this property creating a fabulous dining area with a tiled hallway split to laminate flooring to the dining area. A solid wood glazed door gives access to the rear courtyard and an opening to the dining area. The dining area is illuminated by a large sky light glazed panel and rear facing upvc window whilst a radiator adds warmth.

Landing

With carpet and solid wood doors giving access to two double bedrooms, family bathroom and storage cupboards.

Master bedroom w: 4.1m x l: 3m (w: 13' 5" x l: 9' 10")

Master bedroom with front facing upvc window, radiator, carpet and an over stairs recess providing additional space.

Bedroom 2

w: 2.4m x l: 3.8m (w: 7' 10" x l: 12' 6")

A further bedroom with rear facing upvc window, radiator and carpet.

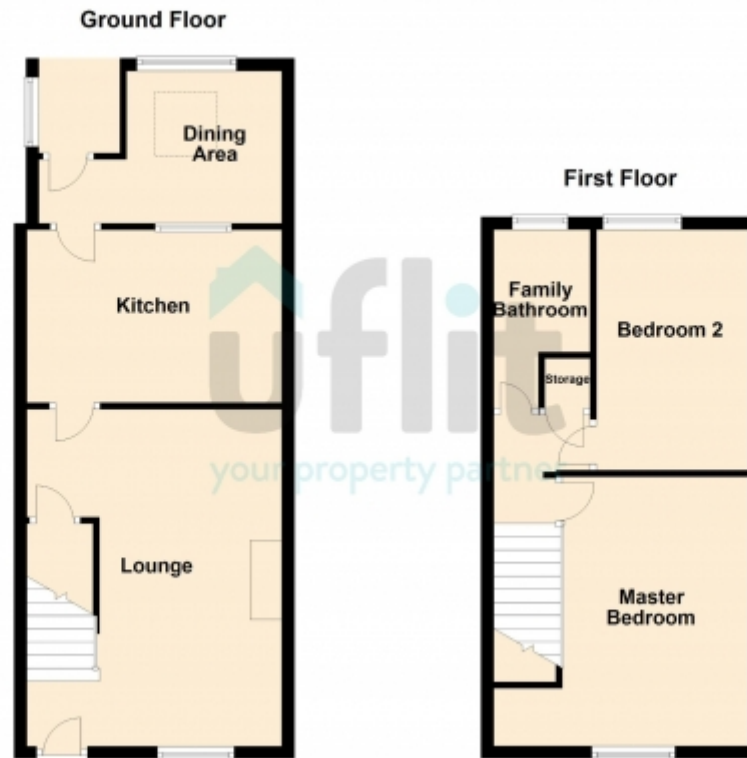
Bathroom w: 1.6m x l: 2.8m (w: 5' 3" x l: 9' 2")

A modern family bathroom comprising of a p shaped panelled bath with overhead shower and screen, low level wc, and vanity wash hand basin providing storage. Fully tiled walls with decorative feature borders, contrasting tiled flooring, heated towel rail, decorative panelled ceiling with spot lighting and a rear facing upvc window.

Outside

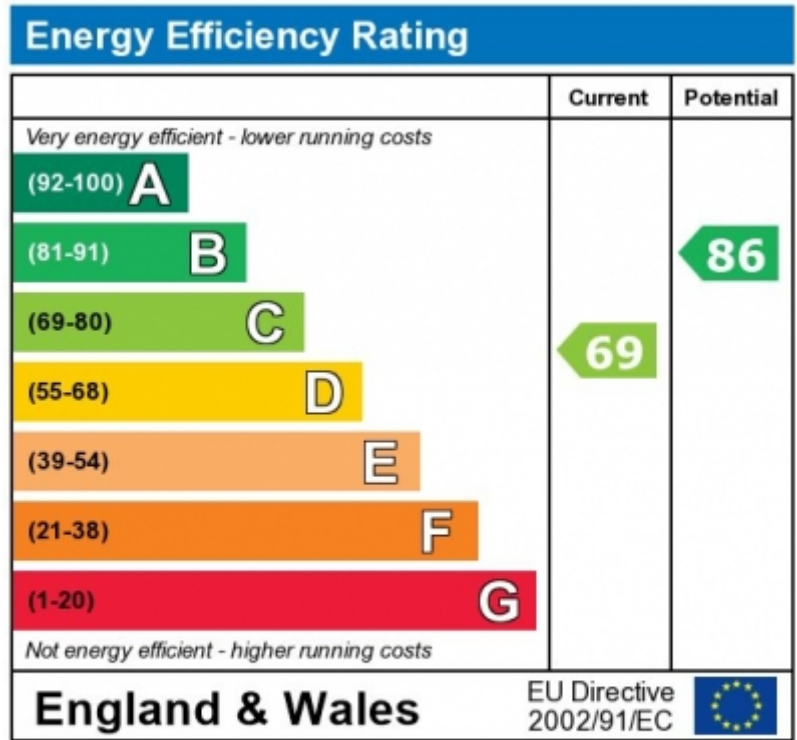
The property benefits from a separate driveway to the rear providing off road parking and a large detached garage. Ample road side parking to the front of the property and to the rear an enclosed block paved courtyard with a brick built out house providing storage and a wc all privately enclosed with rear gated access.





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

Telephone: 01709 912730



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