



£185,000 Guide Price

Armistead Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedrooms Master with Ensuite
- Spacious Lounge/ Diner
- Breakfast Kitchen
- Downstairs WC
- Ample Off Road Parking
- Desirable Location
- cul de sac location
- Private Enclosed Garden
- FABULOUS First Time Buyer/ Growing Family Home
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

GUIDE PRICE OF £185,000 TO £195,000. Uflit are more than delighted to welcome to the market this tastefully appointed three bedroom family home offering modern living throughout.

Main Particulars

GUIDE PRICE OF £185,000 TO £195,000. A FABULOUS PROPERTY ALREADY FOR YOU...IN A QUIET CUL-DE-SAC ON ARMITAGE AVENUE...!

Uflit are more than delighted to welcome to the market this tastefully appointed three bedroom family home offering modern living throughout. Located on a quiet cul-de-sac in the heart of this highly desirable area of Brinsworth within easy reach of local amenities and excellent transport links and schools. In brief, a light and warm hallway with downstairs WC, modern breakfast kitchen and a spacious lounge/ diner creating a fabulous entertaining area with tastefully fitted french doors opening out on to the garden which in turn allows for further entertaining. To the first floor three bedrooms, master with ensuite and a family bathroom. To the outside an open aspect frontage with off road parking. To the rear an enclosed private garden with patio area. The property also boasts an alarm system. All this and more to be found at this BEAUTIFUL FAMILY HOME. Don't Delay Call Uflit Today 01709 912730

Council Tax Band: B

Tenure: Freehold

Entrance hall

A delicate canopy invites you to a glazed solid wood door to a light and warming hallway, laminate flooring seamlessly flows through to the lounge leading to carpeted spindled stairs to first floor accommodation and a radiator adds warmth. Doors give access to a storage cupboard, lounge, kitchen and downstairs WC.

Downstairs WC

Comprising of a low level WC, wash hand basin with tiled back panel, radiator, front facing upvc window and vinyl flooring.

Lounge/diner w: 4.6m x l: 4.4m (w: 15' 1" x l: 14' 5")

A light and spacious living area with french doors and further side panels allowing an abundance of light to flow through whilst opening out onto the rear garden. A beautiful ornate log burner sits on a bespoke tiled bed with an attractive solid wood surround, a continuation of the laminate flooring two radiators to add warmth and a large storage cupboard utilises space downstairs.

Breakfast kitchen w: 2.3m x l: 3.8m (w: 7' 7" x l: 12' 6")

This modern kitchen comprises of a range of wall and base units with complimentary work surface areas and tiled back panels. Integrated appliances to include built in electric oven, gas hob, extractor fan and plumbing for further utilities. A front facing upvc window illuminates, a radiator adds warmth and vinyl flooring flows throughout.

FIRST FLOOR:

A galleried carpeted landing with spindled banister, radiator and doors giving access to three bedrooms, family bathroom, over stairs storage cupboard and a loft creating ample additional storage.

Master bedroom w: 2.6m x l: 4.3m (w: 8' 6" x l: 14' 1")

A spacious master bedroom with carpeted flooring, rear facing upvc window, radiator and door giving access to the ensuite.

Ensuite w: 2.6m x l: 1.3m (w: 8' 6" x l: 4' 3")

A beautiful ensuite with a built in shower, wash hand basin and low level WC, partially tiled walls, vinyl flooring and a heated towel rail.

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

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

Bedroom 3 w: 1.9m x l: 2.7m (w: 6' 3" x l: 8' 10")

An ample sized third bedroom with carpeted flooring, radiator and a rear facing upvc window.

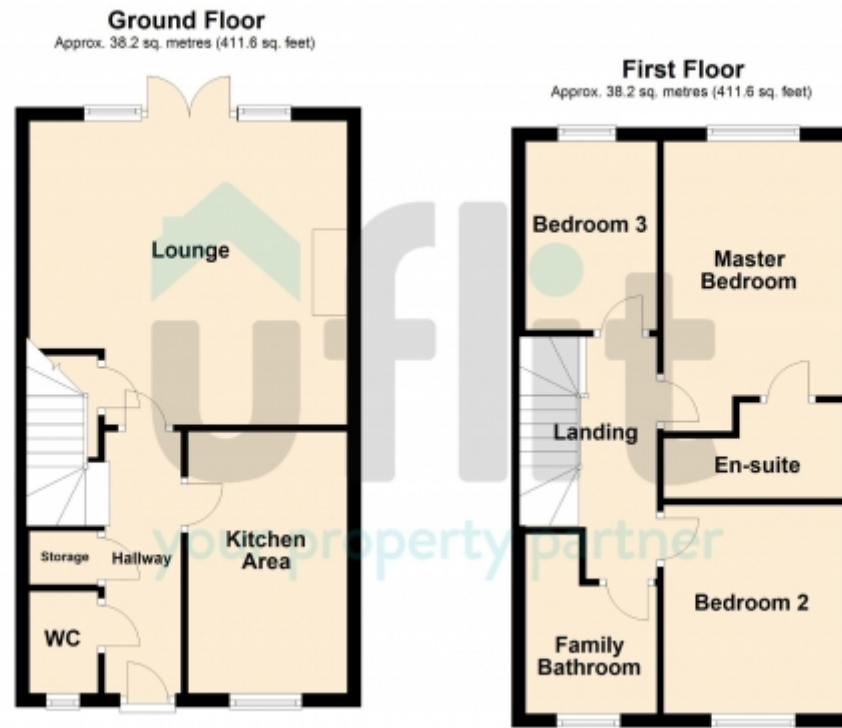
Family Bathroom w: 1.9m x l: 2.4m (w: 6' 3" x l: 7' 10")

A modern family bathroom benefiting from a panelled bath with over head shower and screen, wash hand basin and low level WC. Partially tiled walls with contrasting vinyl flooring, spot lighting, heated towel rail and a front facing upvc window..

Outside

Sat on a quiet cul-de-sac with an attractive open aspect frontage with a driveway providing off road parking and decorative borders. Side gated access opens to the rear enclosed garden with a paved patio leading to a lawned garden and shed all privately enclosed.

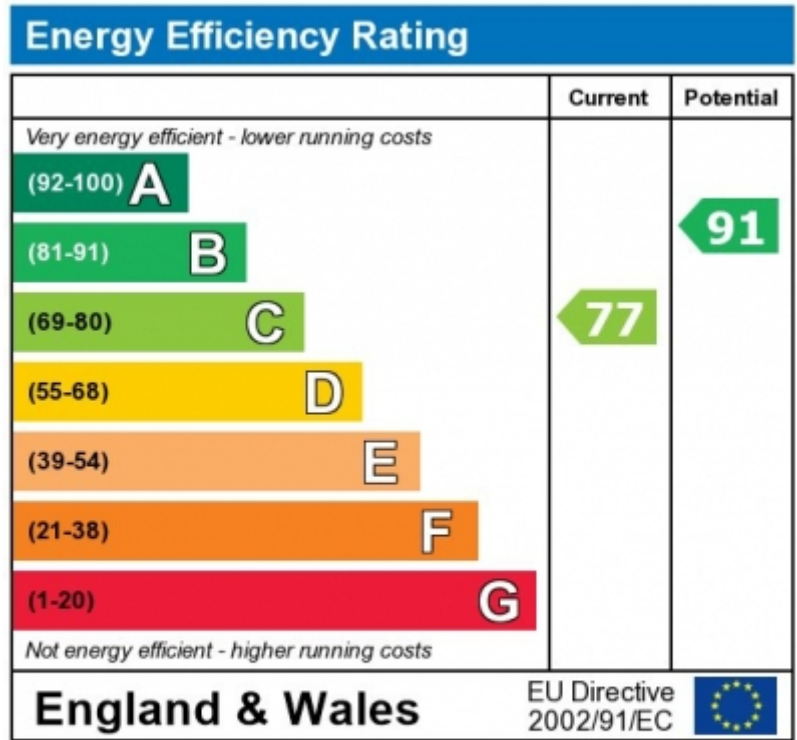




Total area: approx. 76.5 sq. metres (823.2 sq. feet)

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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