



£145,000 Guide Price

Brook Wood Mews, Thurnscoe, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- BEAUTIFUL MODERN FAMILY HOME
- Two Bedrooms
- Popular Location
- Modern Fully Integrated Kitchen
- Spacious Lounge Benefitting from French Doors
- Modern Bathroom
- Downstairs WC
- Ample Off-Road Parking
- Landscaped Gardens
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £145,000 to £150,000

ONTO THE PROPERTY LADDER YOUR JOURNEY WILL EMBARK...WITH THIS BEAUTIFUL PROPERTY OVER LOOKING THE PARK...!

Uflit are more than delighted to welcome to the market this STYLISH two bedroom family home offering MODERN LIVING throughout appointed to a high standard.

Main Particulars

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Located on a modern development in the ever popular area of Thurnscoe within easy reach of local amenities, excellent transport links and just a stone's throw away from the communal recreation ground and Thurnscoe Plaza. In brief, a light and cosy hallway, fully integrated modern kitchen, downstairs wc and lounge creating a fabulous entertaining area with tastefully fitted French doors opening out onto the garden which in turn allows for further entertaining. To the first-floor two double bedrooms and a beautifully appointed family bathroom. To the outside this stunning property has curb appeal with an attractive open aspect frontage and a driveway providing off-road parking for two vehicles. To the rear an enclosed landscaped garden awaits. The property also boasts a range of fitted blinds and an outside car charging point. All this and more to be found at this BEAUTIFUL FAMILY HOME. Don't Delay Call Uflit Today 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

A delicate canopy invites you to a glazed composite door to a light and warming hallway, carpeted flooring and stairs to the first-floor accommodation. A radiator adds warmth and a door gives access to a breakfast kitchen.

Breakfast kitchen w: 3m x l: 4.6m (w: 9' 10" x l: 15' 1")

This Fully integrated modern kitchen comprises of a range of wall and base units with complimentary worksurface areas and modern tiled back panels. Fully integrated appliances to include a built-in electric oven, gas hob, extractor fan, washing machine, dishwasher and fridge freezer. A front facing upvc window illuminates, a radiator adds warmth, vinyl flooring flows throughout and doors open to the lounge and wc.

Downstairs WC

Comprising of a low level wc, corner wash hand basin with tiled back panel, radiator and vinyl flooring.

Lounge/diner w: 4m x l: 3.7m (w: 13' 1" x l: 12' 2")

A light and spacious living area with French doors allowing an abundance of light to flow through whilst opening out onto the rear garden, a radiator adds warmth and carpeted flooring flows throughout.

FIRST FLOOR:

A carpeted spindled Landing with radiator and doors giving access to two bedrooms, a beautifully appointed family bathroom and a loft hatch creating ample additional storage.

Bedroom 1 w: 4m x l: 2.7m (w: 13' 1" x l: 8' 10")

A double bedroom with a beautiful feature panelled wall, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 2 w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")

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

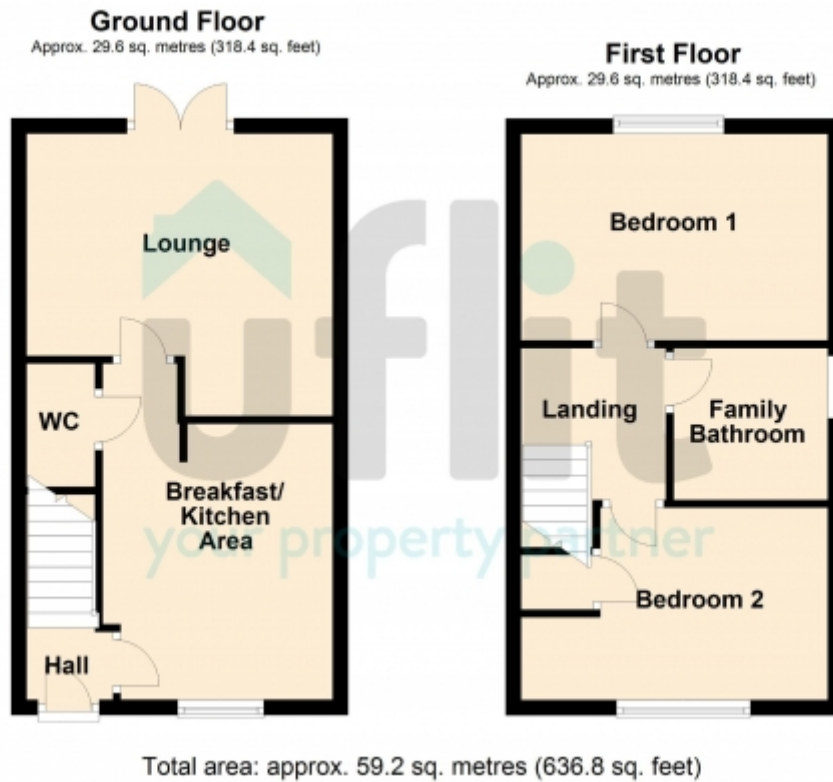
Family Bathroom w: 2m x l: 2m (w: 6' 7" x l: 6' 7")

A modern family bathroom benefiting from a paneled bath with overhead shower and screen, wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a side facing upvc window.

Outside

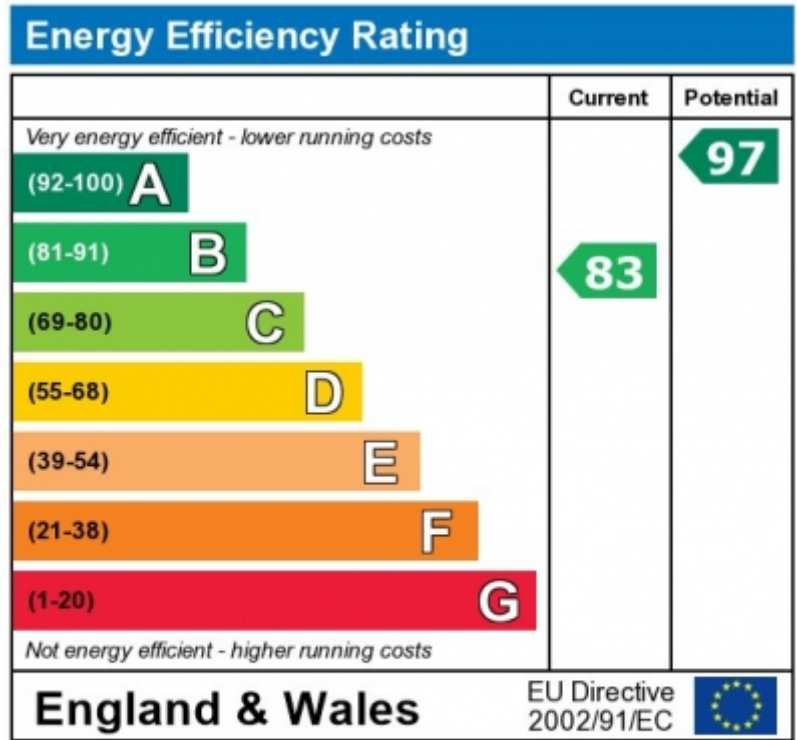
Located on a modern development overlooking the park with an attractive open aspect frontage with decorative stone, a driveway providing ample off-road parking benefitting from a car charging point. Side gated access opens to an enclosed landscaped garden with a paved patio area leading to a lawned garden with decorative stone borders this in turn leads to a further paved seating area creating a fabulous entertaining area.





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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