



£180,000 OIRO

Pear Tree Avenue, Bramley, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Three Bedroom Family Home
- Beautifully Presented Throughout
- Modern Bay Windowed Lounge
- Open Plan Breakfast Kitchen/ Diner
- Separate Utility & Downstairs WC
- Beautiful Bathroom
- Desirable Location
- Manicured Gardens with a SOUTH FACING Rear Garden
- VIEWING HIGHLY ADVISED

## Property Description

IF IT'S THE POSTCODE FOR WICKERSLEY SCHOOL THAT INTERESTS YOU...THEN LOOK WHAT WE'VE FOUND ON PEAR TREE AVENUE...!

Uflit are more than delighted to welcome to the market this three-bedroom family home.

## Main Particulars

IF IT'S THE POSTCODE FOR WICKERSLEY SCHOOL THAT INTERESTS YOU...THEN LOOK WHAT WE'VE FOUND ON PEAR TREE AVENUE...!

Uflit are more than delighted to welcome to the market this three-bedroom family home offering SPACIOUS and MODERN LIVING throughout. To the downstairs accommodation this well-proportioned home boasts a welcoming cloakroom leading to a bright and spacious living room. The hub of the home is the kitchen diner, a separate utility cloakroom and downstairs wc. To the upstairs accommodation three large bedrooms and a family bathroom. To the outside beautiful manicured gardens and an enclosed rear SOUTH FACING garden with bespoke patio area adds to the attraction, the property also benefits from an alarm system, all this can be found at this FANTASTIC FAMILY HOME. Located in the heart of this highly desirable area of Bramley close to local amenities to include the vibrant shopping centre, excellent transport links and Wickersley schools. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a glazed composite door to a welcoming hallway featuring carpeted flooring which leads to spindled stairs to first-floor accommodation with useful understairs storage, radiator and a side facing upvc window and doors give access to the lounge and kitchen.

### Living room w: 4.4m x l: 3.3m (w: 14' 5" x l: 10' 10")

A beautiful living area with a stunning feature wall adopting a decorative fire place with solid wood surround, a front facing upvc bay window allows the light to flow through this entire space, carpeted flooring and a radiator adds warmth.

### Breakfast Kitchen/ Diner w: 5.4m x l: 3.3m (w: 17' 9" x l: 10' 10")

A great open plan family entertainment space and the heart and hub of this family home comprising of a range of wall and base units with complimentary work surface areas, a counter top resin sink and tiled back panels with plumbing for further utilities, further units cleverly adopt a recess utilising space. To the dining area a radiator and carpeted flooring seamlessly flowing throughout this space, two rear facing upvc windows, a glazed composite door opens to the rear hallway and two built-in storage cupboards.

### Inner Hallway

With vinyl flooring which flows through to the wc, a solid wood door gives access to the rear garden and a further solid wood door allows further access from the front of the property. Two further latched doors open into the utility cloakroom and downstairs wc.

**Utility** w: 1.4m x l: 3.4m (w: 4' 7" x l: 11' 2")

A fabulous addition to the property with plumbing for further utilities, vinyl flooring, a rear facing upvc window and storage area.

### **Downstairs WC**

Downstairs WCComprising of a low level wc with a continuation of the vinyl flooring and decorative paneled walls.

### **FIRST FLOOR:**

A carpeted spindled landing with a side facing upvc window, loft hatch giving access to the loft creating additional space. Doors giving access to master bedroom, two further bedrooms, the family bathroom and a storage cupboard.

**Master bedroom** w: 4.5m x l: 3.3m (w: 14' 9" x l: 10' 10")

A master bedroom with a beautiful feature wall which emulates the standard, front facing upvc window, carpeted flooring and radiator.

**Bedroom 2** w: 4.5m x l: 3.4m (w: 14' 9" x l: 11' 2")

A further double bedroom with feature wall, rear facing upvc window, radiator, carpeted flooring and a built-in storage cupboard.

**Bedroom 3** w: 2.7m x l: 2.4m (w: 8' 10" x l: 7' 10")

A further bedroom with a built-in bed creating storage, carpeted flooring, radiator and a front facing upvc window.

**Family Bathroom** w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

A modern family bathroom comprises of a paneled bath with overhead shower, a vanity unit housing both wash hand basin and wc creating storage. Partially tiled walls with contrasting feature walls, rear facing upvc window, radiator and carpeted flooring.

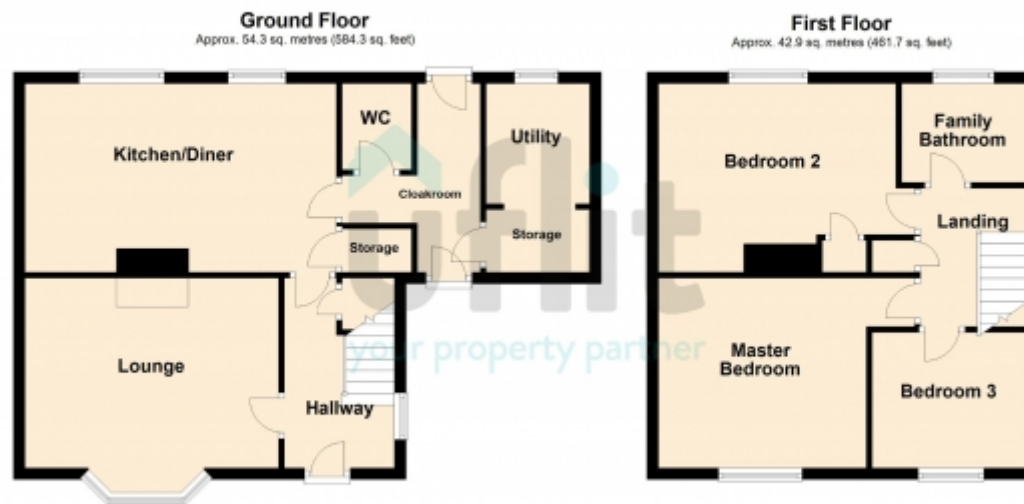
### **Outside**

An attractive frontage with gated access to a beautiful manicured garden with two feature palms with lawned gardens and wrap around borders with slate chippings. To the rear a SOUTH FACING garden awaits with a bespoke seating area and a further lawned garden and stunning manicured borders creating a fabulous family

entertainment area all enclosed with fencing.





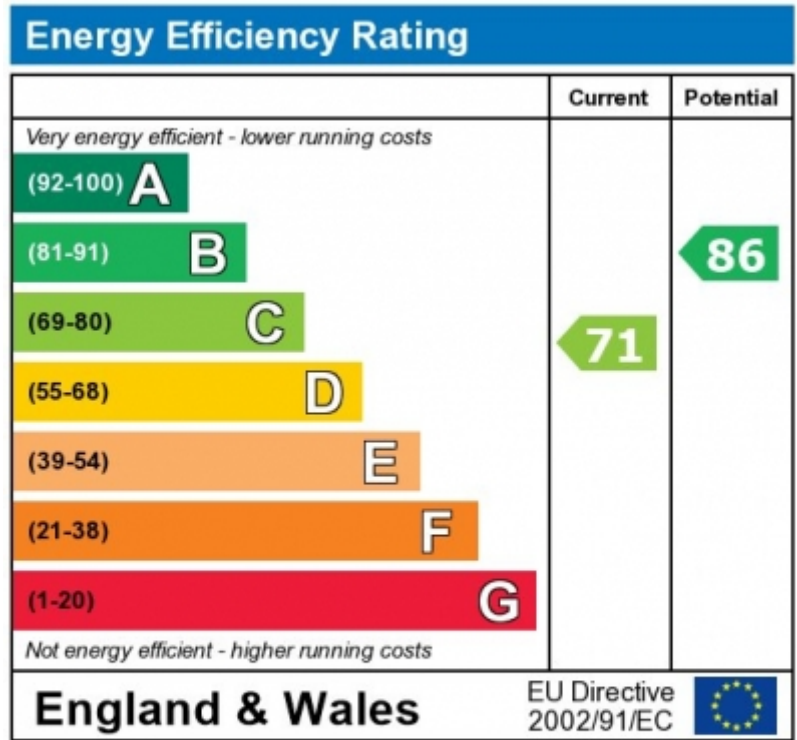


Total area: approx. 97.2 sq. metres (1046.0 sq. feet)

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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