



£180,000 OIRO

Pringle Road, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Three Bedroom Family Home
- First Time Buyer/ Growing Family
- Open Plan Lounge/ Diner
- Bay Windowed Kitchen
- Modern Shower Room
- Enclosed Rear Garden
- Off Road Parking & Adjoining Garage
- Highly Sought-After Location
- MUST BE VIEWED!

Property Description

IS THIS YOUR PERFECT FAMILY ABODE...IN THE DESIRABLE AREA OF BRINSWORTH, PRINGLE ROAD...!

Uflit would like to welcome to the market this tastefully presented three bedroom semi-detached property, ideally suited to the first-time buyer or growing family.

Main Particulars

IS THIS YOUR PERFECT FAMILY ABODE...IN THE DESIRABLE AREA OF BRINSWORTH, PRINGLE ROAD...!

Uflit would like to welcome to the market this tastefully presented three bedroom semi-detached property, ideally suited to the first-time buyer or growing family. The property boasts a entrance hallway, spacious open plan bay windowed lounge diner benefitting from Patio doors leading to the rear garden and a further bay windowed kitchen. To the first-floor three ample sized bedrooms and a modern family shower room. To the outside of the property a lawned private frontage and a driveway providing ample off-road parking leading to a large adjoining garage. An enclosed garden to the rear provides outdoor entertaining space. Located in a highly sought-after location of Brinsworth, close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance hall

Entering through a glazed upvc door to a warm and welcoming hallway with tiled flooring leading to carpeted stairs to the first-floor accommodation, radiator and doors giving access to lounge and kitchen.

Kitchen w: 2m x l: 3.3m (w: 6' 7" x l: 10' 10")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in double oven, gas hob, extractor fan with plumbing for further utilities. The sink adopts a rear bay cleverly utilising space, tiled flooring, a side facing door to the garage and a door to understairs storage.

Garage w: 2.3m x l: 7.2m (w: 7' 7" x l: 23' 7")

A large garage with up and over door, a rear facing upvc glazed door with glazed upvc side panel, electrics and plumbing for utilities.

Open Plan Lounge/Diner w: 3.5m x l: 7.2m (w: 11' 6" x l: 23' 7")

A large open plan lounge diner with an attractive focal feature fire with marble façade, carpeted flooring which flows throughout this area, two radiators add warmth, a front facing upvc bay window allows light to illuminate this space. To the dining area, a further radiator and a large patio door giving access to the rear garden.

FIRST FLOOR:

Landing

A carpeted landing with banister rail, loft hatch providing additional storage, side facing upvc window and doors giving access to three bedrooms and the family shower room.

Master bedroom

w: 3.5m x l: 3.2m (w: 11' 6" x l: 10' 6")

A double bedroom with carpeted flooring, radiator and a front facing upvc bay window,

Bedroom 2 w: 3.5m x l: 3.5m (w: 11' 6" x l: 11' 6")

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

Bedroom 3 w: 2m x l: 2.2m (w: 6' 7" x l: 7' 3")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

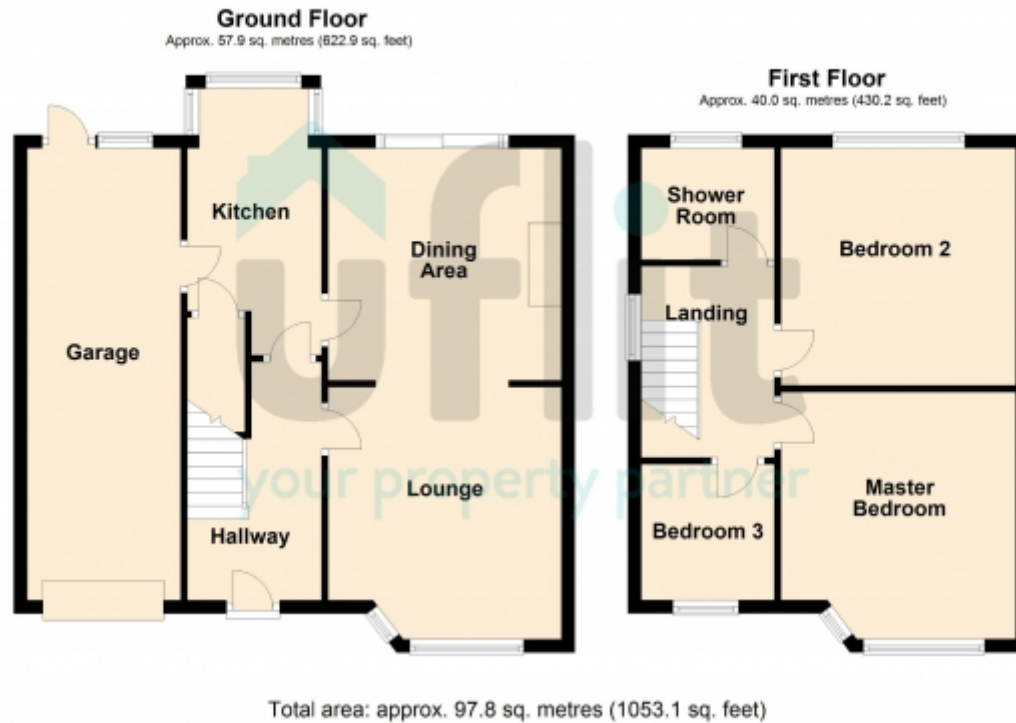
Family Shower Room w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

Comprising of a large walk-in shower cubicle with screen and decorative back panels, wash hand basin, low level wc and radiator. Fully tiled walls with contrasting vinyl flooring and a rear facing upvc window.

Outside

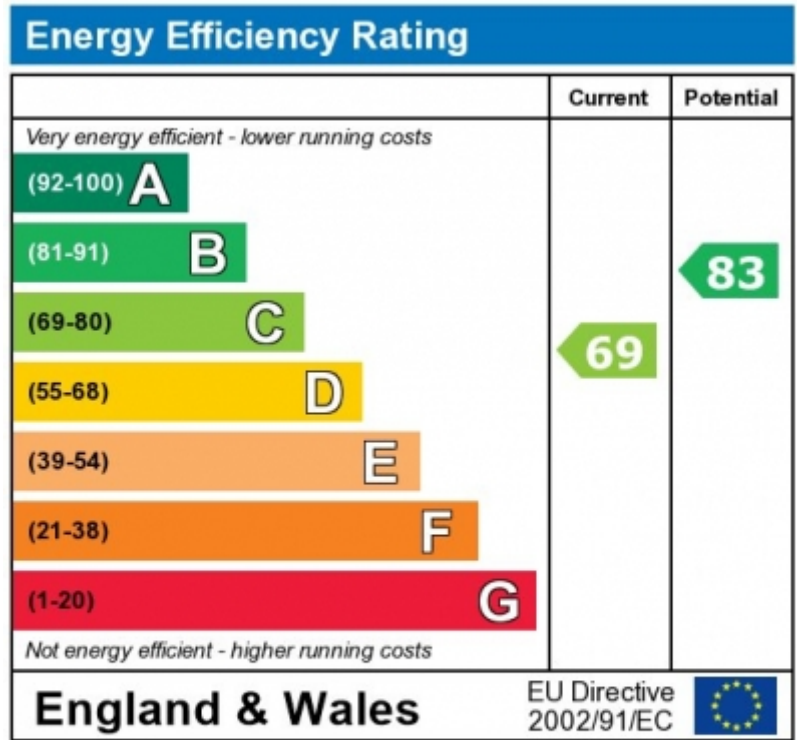
To the front of the property a delicate stone wall protects a lawned garden with manicured borders, a driveway providing ample off- road parking leading to an adjoining garage. To the rear an enclosed garden with a paved patio leading to a lawned garden with bordered shrubbery.





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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