



£190,000 Guide Price

St. Andrews Close, Bramley, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedroom Semi Detached
- Enclosed Landscaped Rear Garden
- Modern Bathroom
- Spacious Lounge
- Breakfast Kitchen Diner
- fabulous cul de sac location
- Ample Off-Road Parking
- Beautifully Appointed Throughout
- FABULOUS First Time Buyer/ Growing Family Home
- MUST BE VIEWED!

Property Description

GUIDE PRICE £190,000 TO £200,000. Uflit are delighted to welcome to the market this beautifully appointed three bedroom semi detached property offering modern living throughout and being ideally suited to the first-time buyer/ growing family.

Main Particulars

GUIDE PRICE £190,000 TO £200,000. FOR THE FIRST TIME BUYERS THIS IS RIGHT ON TRACK...JUST AWAITING YOUR FURNITURE ON A QUIET CUL-DE-SAC WITH A SOUTH FACING GARDEN.

Uflit are delighted to welcome to the market this beautifully appointed three bedroom semi detached property offering modern living throughout and being ideally suited to the first-time buyer/ growing family. To the downstairs accommodation a cosy entrance cloakroom, spacious lounge and a breakfast kitchen. To the first floor, three bedrooms and a modern family bathroom. The outside has curb appeal with a beautifully appointed open aspect frontage and a driveway providing ample off road parking and to the rear an enclosed low maintenance landscaped garden with a large patio area, ideal for summer entertaining. Located in the popular area of Bramley on a modern development nestled away on a quiet cul-de-sac within easy reach of local amenities, excellent transport links and schools. Don't delay call Uflit today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance Cloak Room w: 1m x l: 1.2m (w: 3' 3" x l: 3' 11")

Entering through a glazed composite door to a cosy cloakroom with carpeted flooring, front facing upvc window and a door giving access to the hall.

Hallway

With carpeted stairs leading to the first floor accommodation, radiator and a door giving access to the lounge.

Lounge w: 4.2m x l: 4.7m (w: 13' 9" x l: 15' 5")

A spacious living area where carpeted flooring seamlessly flows throughout with understairs recess utilising space. A front facing UPVC window offers an abundance of light whilst two radiators add warmth. A beautiful fire place with marble façade adopts a feature wall and a door opens to the kitchen.

Breakfast kitchen w: 4.2m x l: 2.7m (w: 13' 9" x l: 8' 10")

A modern fitted kitchen comprising of a range of wall and base units, complimentary work surface areas with a counter top sink, designer tap and tiled back panels. Appliances to include a built in electric oven, gas hob, extractor fan integrated fridge with separate freezer and plumbing for further utilities, complimentary laminate flooring flows through a delicate arch to the dining area, radiator and a rear facing upvc window along with a upvc door and glazed side panel to the garden.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to three bedrooms, the family bathroom and a loft hatch creating additional storage.

Bedroom 1 w: 4.1m x l: 2.7m (w: 13' 5" x l: 8' 10")

An ample size master bedroom with feature wall, two front facing UPVC windows, radiator, carpeted flooring and two built in wardrobes/ storage.

Bedroom 2 w: 2.4m x l: 3m (w: 7' 10" x l: 9' 10")

A further double bedroom with feature wall, a rear facing UPVC window, carpeted flooring and radiator.

Bedroom 3 w: 2m x l: 2.1m (w: 6' 7" x l: 6' 11")

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

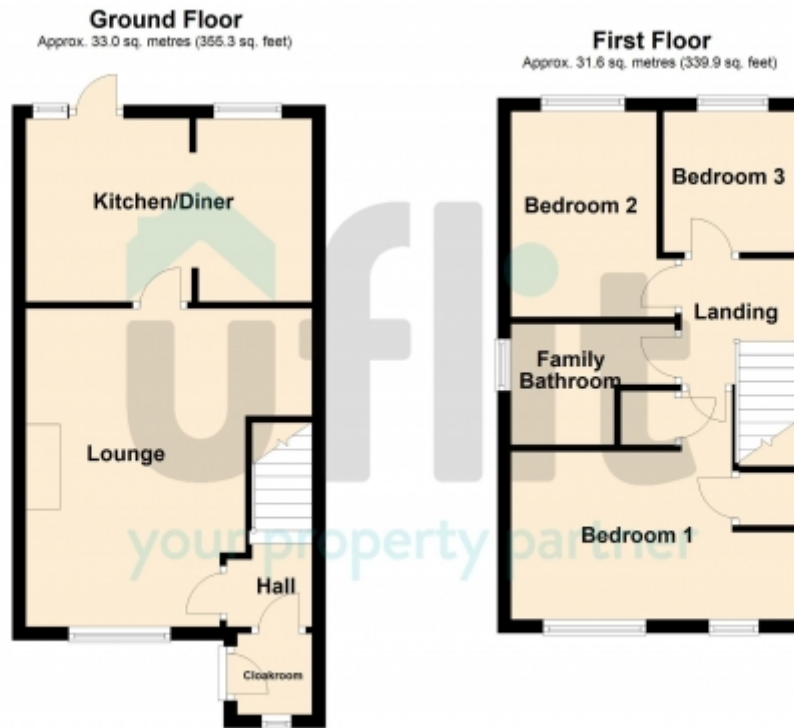
Family Shower Room w: 2.4m x l: 1.8m (w: 7' 10" x l: 5' 11")

A modern bathroom comprising of a panelled bath with mixer shower and waterfall tap, wash hand basin with further waterfall tap and a low level WC. Partially tiled walls with feature borders, complimentary Luxury Vinyl Tile flooring, radiator and a side facing upvc window.

Outside

This house really has curb appeal with an open-aspect low maintenance manicured frontage and a driveway provides ample off road parking. Side gated access to the rear where a Yorkshire stone patio leads to a south facing lawned garden with raised sleeper manicured borders all privately enclosed and a garden shed.

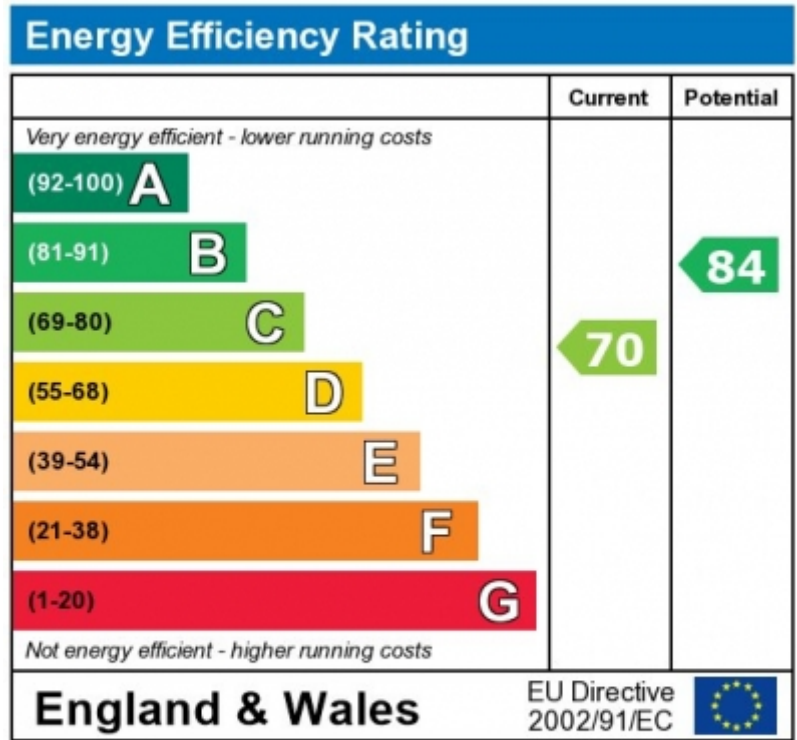




Total area: approx. 64.6 sq. metres (695.2 sq. feet)

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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