



£130,000 Guide Price

Pottery Lane, Rawmarsh, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Two Bedrooms
- Tastefully Appointed Throughout
- Modern Spacious Lounge
- Conservatory
- Beautiful Bathroom
- Downstairs WC
- Enclosed Landscaped Rear Garden
- Driveway Providing Ample Off-Road Parking
- Occupying a Quiet Cul-De-Sac Position
- NO ONWARD CHAINMUST BE VIEWED!

Property Description

GUIDE PRICE £130,000 to £140,000

FIRST-TIME BUYERS, YOU'VE SEARCHED IN VAIN...FOR THIS FABULOUS PROPERTY ON POTTERY LANE...!

Uflit would like to welcome to the market this tastefully presented two bedroom semi-detached property occupying a quiet cul-de-sac on a modern development.

Main Particulars

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Uflit would like to welcome to the market this tastefully presented two bedroom semi-detached property occupying a quiet cul-de-sac on a modern development in the heart of Rawmarsh. Ideally suited to the first-time buyer or growing family. The property boasts an open cloakroom/ hallway, downstairs wc, beautifully appointed lounge/ diner benefitting from patio doors opening to a conservatory and a fitted kitchen. To the first-floor two bedrooms and a modern family bathroom. To the outside a low maintenance frontage and a driveway providing ample off-road parking. The rear boast an enclosed lawned garden with a stylish wrap around decked patio. The property also boast a selection of fitted blinds, an alarm system and could also come partially furnished (negotiable). All this and close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Cloakroom Entrance

A delicate canopy invites you through a solid wood door to the hallway with laminate flooring, designer radiator, spot lighting, a carpeted spindled staircase with understairs recess and modern decorative panelled walls. Doors giving access to the lounge, kitchen and wc.

Lounge w: 3.9m x l: 3.7m (w: 12' 10" x l: 12' 2")

A beautifully appointed living area with feature media wall, carpeted flooring, and two radiators. A beautiful addition to this property is the rear patio doors opening into the conservatory allowing an abundance of light through this space along with a rear facing upvc window.

Conservatory w: 2.7m x l: 2.9m (w: 8' 10" x l: 9' 6")

A fabulous addition to the property creating an additional reception room whilst overlooking the rear garden with laminate flooring, feature wall, wall mounted heater and French doors opening onto the garden.

Kitchen w: 1.9m x l: 3.7m (w: 6' 3" x l: 12' 2")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in oven, gas hob and extractor fan with plumbing for further utilities, tiled flooring, radiator and a front facing upvc window.

WC

Comprising of a low-level wc, wash hand basin, radiator and laminate flooring.

FIRST FLOOR:

Landing

A spindled carpeted landing with a continuation of the partially panelled walls whilst giving access to two bedrooms, family bathroom, storage cupboard, a loft hatch to a partially boarded loft and spot lighting.

Bedroom 1 w: 3.8m x l: 3.5m (w: 12' 6" x l: 11' 6")

A large double bedroom with a beautiful paneled feature wall, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 2m x l: 3.7m (w: 6' 7" x l: 12' 2")

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

Family Bathroom w: 1.8m x l: 1.8m (w: 5' 11" x l: 5' 11")

A modern bathroom with a panelled bath with designer double shower and screen, a vanity unit housing both wash hand basin and wc whilst providing extra storage. Partially tiled walls with feature tiling, contrasting tiled flooring, wall mounted heated towel rail and a rear facing upvc window.

Outside

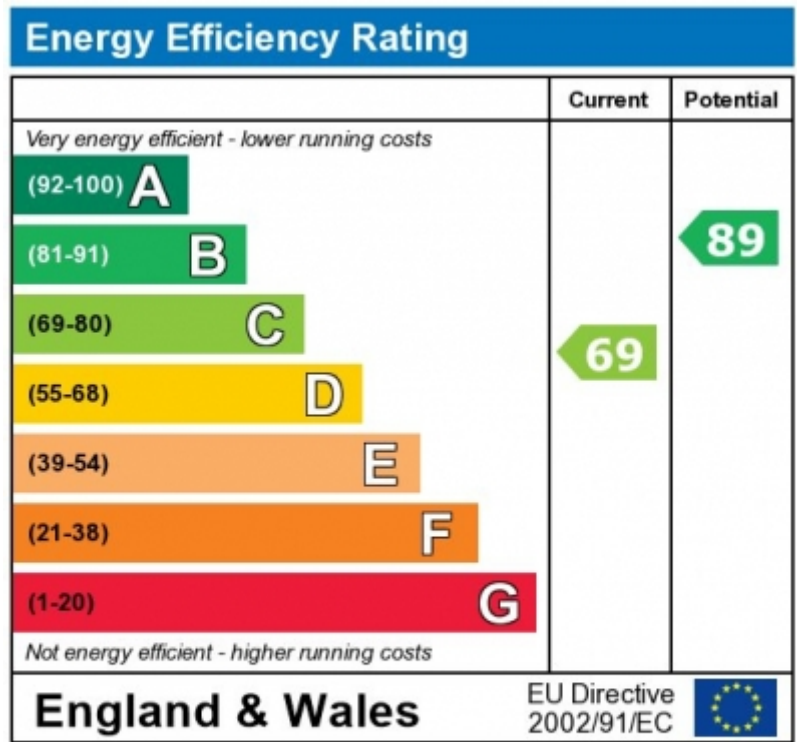
The property commands a quiet cul-de-sac position, to the front delicate foliage protects a lawned garden and a stone chipped driveway provides ample off-road parking. Side gated access to the rear landscaped garden where a stunning decked patio wraps around a lawned garden with attractive decorative stone chipped areas and a garden shed.





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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