



£135,000

Ochre Dike Walk, Rotherham

Terraced House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Bedrooms
- Deceptively Spacious
- Open Plan Lounge/ Diner
- New Kitchen/ Bathroom
- Landscaped Gardens
- Cul-De-Sac Position
- VIEWING ADVISED NO ONWARD CHAIN!

Property Description

A BEAUTIFUL PROPERTY, IT SIMPLY MUST BE SEEN ...RECENTLY MODERNISED WHILST OVER LOOKING A COMMUNAL GREEN...!

Uflit would like to welcome to the market this well presented three bedroom terrace house occupying a fabulous plot having been partially modernised and coming to the market with no onward chain

Main Particulars

A BEAUTIFUL PROPERTY, IT SIMPLY MUST BE SEEN ...RECENTLY MODERNISED WHILST OVER LOOKING A COMMUNAL GREEN...!

Uflit would like to welcome to the market this well presented three bedroom terrace house occupying a fabulous plot having been partially modernised and coming to the market with no onward chain. Located in the heart of Rockingham, close to local amenities, excellent transport links and schools with Parkgate and Meadowhall just a short driveaway. Briefly comprising of an open plan lounge diner, a modern breakfast kitchen and downstairs wc. To the first floor three bedrooms and a stylish family shower room. To the outside manicured gardens to front overlooking communal greens and a fabulous low maintenance enclosed paved rear with outbuildings and ample parking beyond. Call Uflit to arrange a viewing today 01709 912 730.

Council Tax Band: A

Tenure: Freehold

Garden details: Private Garden

Entrance hall

Entering through composite door with full length glazed side panel to a light and spacious hallway with laminate flooring seamlessly flowing through to the kitchen area. Radiator, glazed panelled doors leading to the kitchen and living room, a further door to the downstairs WC and carpeted stairs to the first-floor accommodation.

Open Plan Lounge/Diner w: 3.1m x l: 7.2m (w: 10' 2" x l: 23' 7")

A spacious open plan living area greeted by a feature fireplace with decorative façade, carpeted flooring and an opening to the off-set dining area, two radiators add warmth and rear and front facing upvc windows creates an abundance of light and a glazed panelled door to the kitchen.

Kitchen w: 3.1m x l: 4.8m (w: 10' 2" x l: 15' 9")

A beautiful and modern newly fitted kitchen comprising of a range of wall and base units with complimentary worktops and tiled back panels. Appliances to include a built-in oven, gas hob and extractor fan with plumbing for further utilities. A front facing upvc window and a glazed composite door giving access to the rear garden, understairs storage cupboard and a continuation of the laminate flooring.

FIRST FLOOR:

Landing

A carpeted landing with loft hatch creating additional storage, doors give access to three bedrooms, the family bathroom and double storage cupboard.

Bedroom 1

w: 3.3m x l: 4m (w: 10' 10" x l: 13' 1")

With a range of fitted sliding wardrobes, front facing upvc window, carpeted flooring and radiator.

Bedroom 2 w: 3.3m x l: 3.6m (w: 10' 10" x l: 11' 10")

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

Bedroom 3 w: 2.7m x l: 2.5m (w: 8' 10" x l: 8' 2")

An ample sized third bedroom with front facing upvc window, radiator, carpeted flooring and built-in storage cupboard.

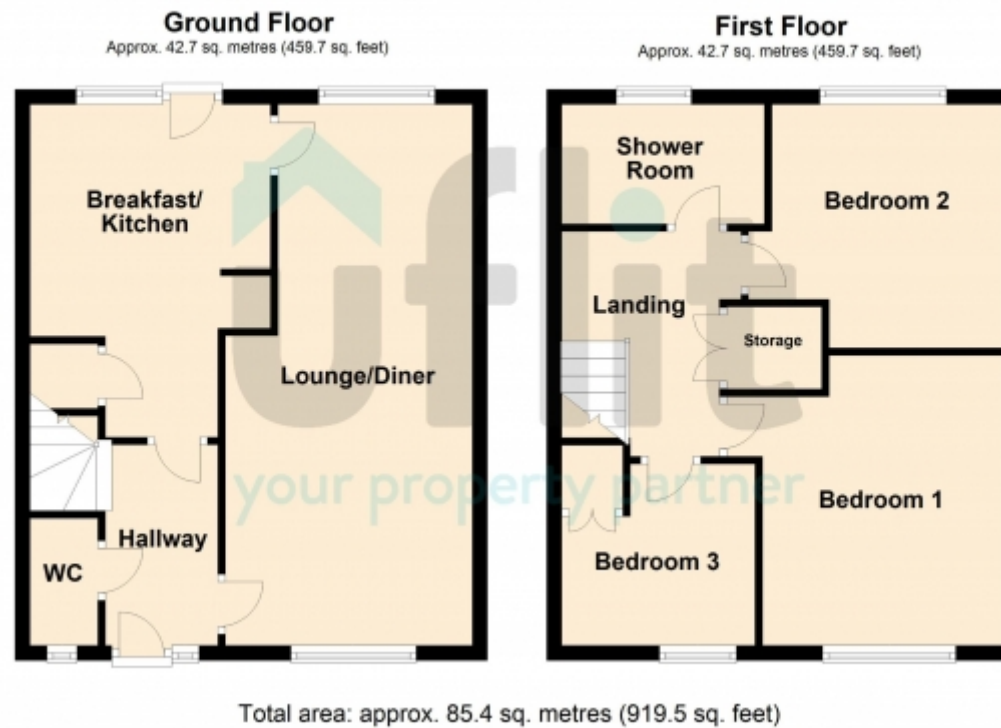
Family Shower Room w: 2.7m x l: 1.6m (w: 8' 10" x l: 5' 3")

A modern newly fitted shower room, comprising of a large walk-in double shower and screen, low level wc and a vanity wash hand basin. Fully tiled walls with bespoke recess shelving, contrasting laminate flooring, rear facing upvc window, spot lighting and a heated towel rail.

Outside


To the front of the property manicured foliage protects an enclosed lawned garden with paved path overlooking a communal lawned area and school beyond. To the rear a large low maintenance landscaped patio areas awaits with two brick built outhouses, all enclosed with rear gated access to ample parking.





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 © 2025 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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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