



£130,000 OIRO

Town Street, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms
- Appointed to a Very High Standard Throughout
- Spacious Lounge with a Bespoke Media Wall
- Stunning Open Plan Breakfast Kitchen
- Fabulous Bathroom with Separate Wc
- Extensive Driveway Providing Ample Off-Road Parking
- Beautifully Landscaped Wrap Around Gardens
- Popular Location
- SIMPLY MUST BE VIEWED!

## Property Description

A FABULOUS RENOVATION, IT'S A REAL TREAT... OCCUPYING A LARGE CORNER PLOT ON TOWN STREET...!

Uflit are delighted to welcome to the market this beautifully appointed three bedroom semi-detached property having been renovated to the highest of standards.

## Main Particulars

A FABULOUS RENOVATION, IT'S A REAL TREAT... OCCUPYING A LARGE CORNER PLOT ON TOWN STREET...!

Uflit are delighted to welcome to the market this beautifully appointed three bedroom semi-detached property having been renovated to the highest of standards, rarely do properties of this standard come to market whilst occupying such a large corner plot. The property boasts a spacious modern lounge an exceptional open plan breakfast kitchen, stylish bathroom and separate wc, the first-floor boasts three ample sized bedrooms. To the outside of the property a large driveway provides ample off-road parking with manicured borders, stylish composite gates to the rear where a paved patio leads to an enclosed lawned garden. Located in a popular area of Canklow, close to local amenities, excellent transport links and schools.

This stunning property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

### Entrance hall

Entering through a glazed composite door, beautiful tiled flooring seamlessly flows through to the bathroom and wc, carpeted stairs lead to the first-floor accommodation with a quirky understairs recess. Radiator, opening to the lounge and doors leading to the bathroom and wc.

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

A spacious beautifully presented living area where your eyes are drawn to a stylish media wall adopting the tv and a beautiful full length fire with bespoke recess shelving and drop lighting, a stunning bespoke drop ceiling with mood lighting, a radiator creates warmth and a large upvc window allows an abundance of light to flow through and laminate flooring seamlessly flows through to the offset kitchen.

**Breakfast kitchen** w: 3.9m x l: 2.6m (w: 12' 10" x l: 8' 6")

WOW, a newly fitted modern kitchen featuring a range of wall and base units with complimentary work surface areas and matching back panels. Appliances to include a built-in oven, gas hob with designer glass back panel and extractor fan, integrated dishwasher and washing machine. A continuation of the stylish flooring emulates the standard on offer and a further radiator. Two rear facing upvc windows along with a glazed composite door and plinth mood lighting illuminates the entire space.

**Family Bathroom** w: 1.8m x l: 1.9m (w: 5' 11" x l: 6' 3")

A stunning bathroom benefitting from a tiled panelled bath with overhead shower and screen, a large vanity wash hand basin creating additional storage. Beautifully tiled walls with complimentary tiled flooring, spot lighting, heated towel rail and a side facing upvc window.

### WC

A further beautifully presented wc comprising of a low level wc, fully tiled, spot lighting and a rear facing upvc window.

## **FIRST FLOOR:**

### **Landing**

A carpeted landing with a rear facing upvc window, a door to storage with further overstairs storage, spot lighting and further doors giving access to three bedrooms.

### **Bedroom 1** w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")

A double bedroom with bespoke ceiling and spot lighting, carpeted flooring, radiator, a rear facing upvc window and a loft hatch creating additional storage.

### **Bedroom 2** w: 2.7m x l: 3.8m (w: 8' 10" x l: 12' 6")

A further double bedroom with carpeted flooring, bespoke wall recess for the tv, radiator, spot lighting and a front facing upvc window.

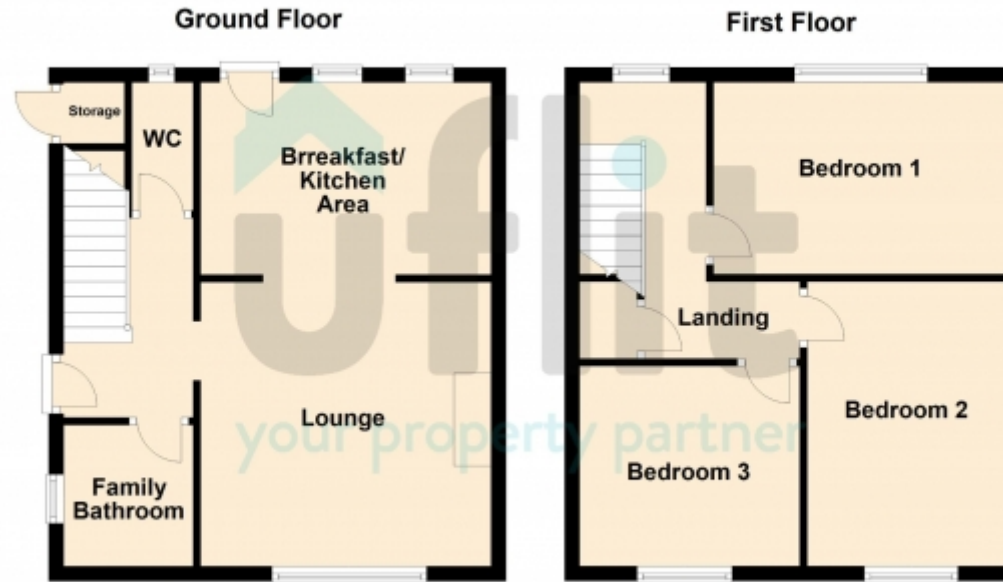
### **Bedroom 3** w: 3m x l: 2.7m (w: 9' 10" x l: 8' 10")

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

### **Outside**

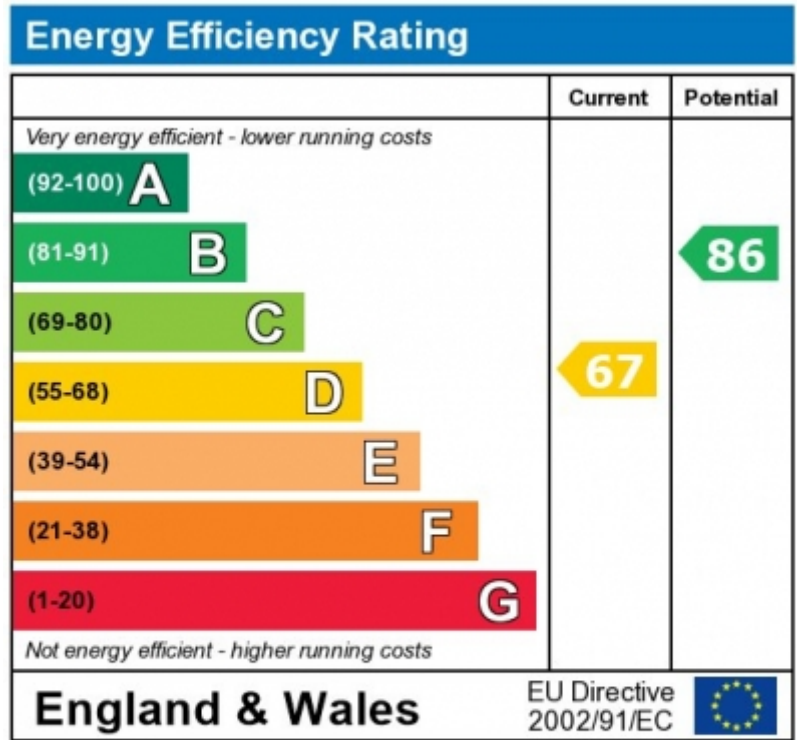
A delicate wall protects this large corner plot with double access points, a gate opens to a path to the door and an opening to a large driveway providing ample off-road parking with manicured decorative borders. Bespoke private composite fencing with double gated access to the rear where a beautiful paved patio leads to an enclosed wrap around lawned garden with a newly erected composite 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

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