



£180,000 OIRO

West Bawtry Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- VIEWING ESSENTIAL!
- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Bedrooms
- Extensive Garden to Rear
- Two Reception Rooms
- Modern Family Bathroom
- Cellar
- Driveway Providing Off Road Parking
- Beautiful Period Features
- Tastefully Appointed Throughout

## Property Description

GET YOUR PULSES RACING ...IT'S A COCKTAIL OF DELIGHTS...!

Uflit are delighted to welcome to the market this beautiful Victorian property commanding an elevated position, retaining many period features whilst blending with the modern aspect of living.

## Main Particulars

GET YOUR PULSES RACING ...IT'S A COCKTAIL OF DELIGHTS...!

Uflit are delighted to welcome to the market this beautiful Victorian property commanding an elevated position, retaining many period features whilst blending with the modern aspect of living. The property boasts a cloakroom corridor entrance hall with high ceilings and skirting which in turn emulates throughout the property. A lounge full of character, a further dining reception area and a breakfast kitchen beyond with access to the cellar. To the first-floor a grand master bedroom, a further double bedroom, a smaller third bedroom and a modern family bathroom. The outside benefits from a low maintenance stone walled frontage with delicately tiered borders and a bespoke driveway provides ample off-road parking. To the rear several tiered patio areas amongst extensive lawned gardens and beyond a platformed seating area. A private road to the rear also provides further access. Located in a highly desirable area of Brinsworth, close to local amenities, excellent transport links and schools. A stunning property at an affordable price. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

**Cloakroom** w: 1.2m x l: 1.2m (w: 3' 11" x l: 3' 11")

Entering through a front glazed composite door with overhead sky light to a cloakroom with tiled flooring and a glazed panelled solid wood door with further sky light opens to the hallway.

### Entrance hall

A corridor hallway with high ceilings and skirting with period features which emulate throughout the property retaining character and a delicate arch retains charm. Carpeted stairs lead to first-floor accommodation, laminate flooring, radiator, and a door gives access to the two reception rooms.

**Lounge** w: 3.8m x l: 4.1m (w: 12' 6" x l: 13' 5")

Featuring a large front facing upvc window creating an abundance of light and a radiator adds warmth. Laminate flooring flows through to the dining area.

**Dining room** w: 4.1m x l: 4.2m (w: 13' 5" x l: 13' 9")

A beautiful second reception with a continuation of the laminate flooring, radiator, rear facing upvc window and a door to the kitchen.

**Kitchen** w: 2.7m x l: 4.1m (w: 8' 10" x l: 13' 5")

Featuring a range of wall and base units with complimentary worksurface areas, a counter top stainless steel sink and matching upstands, built-in electric oven, gas hob with stainless steel back panel and extractor fan with plumbing for further utilities. Laminate flooring, a rear and side facing upvc window, a glazed upvc door to the garden and a door to the cellar.

**Cellar** w: 3.8m x l: 3.9m (w: 12' 6" x l: 12' 10")

A useful storage place with potential for further development.

## **FIRST FLOOR:**

### **Landing**

A spindled banister creates a parapet to the landing, carpeted flooring with doors giving access to three bedrooms, family bathroom, double storage cupboard and a loft hatch for further storage.

**Master bedroom** w: 5.2m x l: 4.1m (w: 17' 1" x l: 13' 5")

A grand master bedroom with laminate flooring, radiator and two front facing upvc windows.

**Bedroom 2** w: 3.4m x l: 4.2m (w: 11' 2" x l: 13' 9")

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

**Bedroom 3** w: 2.8m x l: 2.4m (w: 9' 2" x l: 7' 10")

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

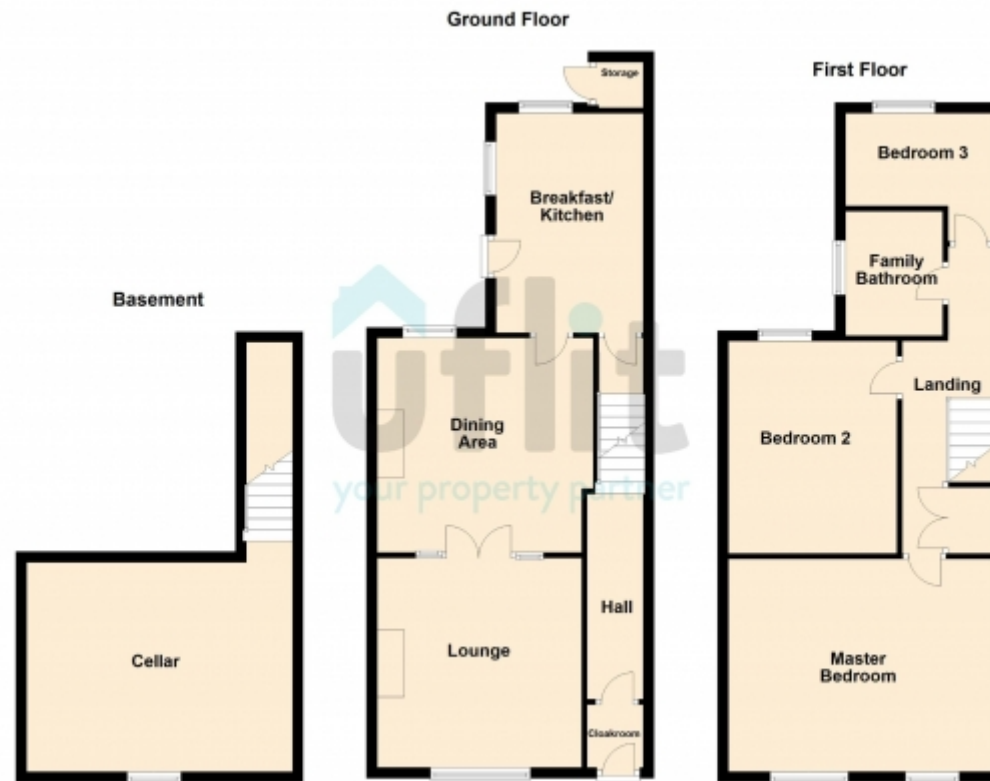
**Family Bathroom** w: 1.9m x l: 2.3m (w: 6' 3" x l: 7' 7")

A modern bathroom comprising of a panelled bath with overhead shower and screen, wash hand basin and a low level wc. Partially tiled walls with contrasting tiled flooring, radiator and a side facing upvc window.

### **Outside**

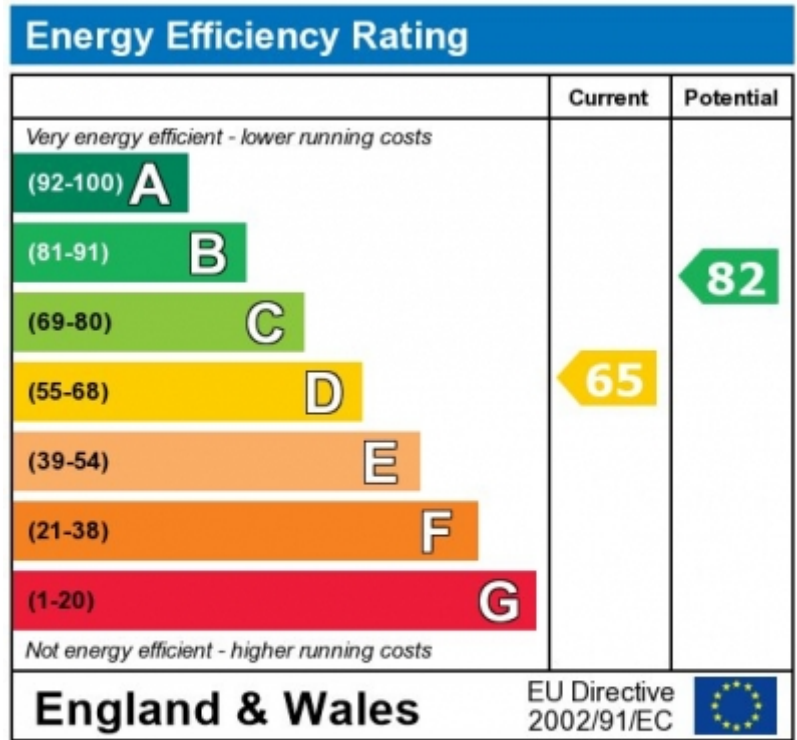
A walled frontage with foliage protects a low maintenance delicately tiered stone garden with manicured borders. A large bespoke driveway provides ample off-road parking and double side gated access reveals a real treat. An extensive rear garden awaits with a large seating area with steps to a further patio area this in turn leads to an extensive lawned garden with manicured borders. Beyond this a large garage base with potential, all privately enclosed whilst overlooking woodland with further access via a private road.





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



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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