



£180,000 Offers Over

Brinsworth Hall Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Stunning Three Bedroom Family Home
- Stylish Kitchen Diner
- Beautiful Bay Windowed Lounge
- Modern Family Shower Room
- Private Enclosed Landscaped Rear Garden
- An Attractive Driveway Provides Ample Off Road Parking
- Detached Garage
- Highly Sought-After Location
- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- NO ONWARD CHAIN...SIMPLY MUST BE VIEWED...!

## Property Description

A STUNNING PROPERTY, I WISH IT WAS MINE...RENOVATED TO THE HIGHEST OF STANDARDS & TOTALLY DIVINE...!

Uflit would like to welcome to the market this absolutely stunning three bedroom semi-detached property, beautifully presented throughout.

## Main Particulars

A STUNNING PROPERTY, I WISH IT WAS MINE...RENOVATED TO THE HIGHEST OF STANDARDS & TOTALLY DIVINE...!

Uflit would like to welcome to the market this absolutely stunning three bedroom semi-detached property, beautifully presented throughout. The property boasts a spacious bay windowed lounge and the heart and hub of this family home is a stylish kitchen diner. To the first floor three ample sized bedrooms and a modern family shower room. To the outside of the property a block paved driveway providing ample off-road parking leading to a detached garage. A beautiful enclosed landscaped rear garden awaits where the block paving wraps around the property to form a large patio leading to a lawned garden with decorative borders, a further decked patio and a garden shed. Located in a quiet and highly-sought after location of Brinsworth, close to local amenities to include the newly opened bars and bistros which complement the shopping parade, excellent transport links and schools. The property also benefits from a range of fitted blinds.

Don't delay call Uflit today 01709 912 730.

Council Tax Band: B

Tenure: Freehold

### Entrance

Entering through a glazed composite door where laminate flooring seamlessly flows through to the kitchen dining, carpeted stairs lead to first-floor accommodation, radiator and solid wood doors giving access to the lounge and kitchen diner.

**Lounge** w: 4.1m x l: 3.4m (w: 13' 5" x l: 11' 2")

A spacious beautifully presented lounge with a focal feature chimney breast adopting a stunning ornate cast iron fire, a radiator adds warmth, a front facing upvc bay window allowing an abundance of light to flow through and laminate flooring.

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

This modern family kitchen features a range of wall and base units with complimentary worksurface areas, a counter top composite sink and matching upstands, a breakfast bar further compliments. Appliances to include a built-in oven, gas hob with a black glass back panel and extractor fan, dishwasher and washing machine. A side and rear facing upvc window adds light along with a rear facing composite door giving access to the garden, an array of mood lighting and a solid wood door to understairs storage with double doors to bespoke storage.

### FIRST FLOOR:

#### Landing

A carpeted landing with oak banister rail, loft ladder hatch, and doors giving access to three bedrooms, family shower room and over stairs storage.

**Master bedroom** w: 4.1m x l: 3.4m (w: 13' 5" x l: 11' 2")

A double bedroom with a further beautiful ornate cast iron fire surround adopting the chimney breast, modern mirrored sliding wardrobes, carpeted flooring, radiator and a front facing upvc bay window creating a light.

**Bedroom 2** w: 2.2m x l: 3m (w: 7' 3" x l: 9' 10")

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

**Bedroom 3** w: 1.8m x l: 3m (w: 5' 11" x l: 9' 10")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

**Family Shower Room** w: 1.4m x l: 1.6m (w: 4' 7" x l: 5' 3")

A beautifully presented shower room comprising of a shower cubicle, floating vanity unit housing both wash hand basin and low level wc. Heated towel rail, beautiful tiled walls with a wall mounted mirrored cabinet, contrasting tiled flooring, spot lighting and a side facing upvc window.

### **Outside**

Manicured foliage and double gates protect a large block paved driveway providing off-road parking for several vehicles which in turn leads to a detached garage. The block paving seamlessly wraps around the property forming a large patio area which in turn leads to a lawned garden with raised manicured sleeper borders and decorative slate chippings. A garden shed with a further decked patio beyond creating a fabulous outdoor entertaining area.



### Ground Floor

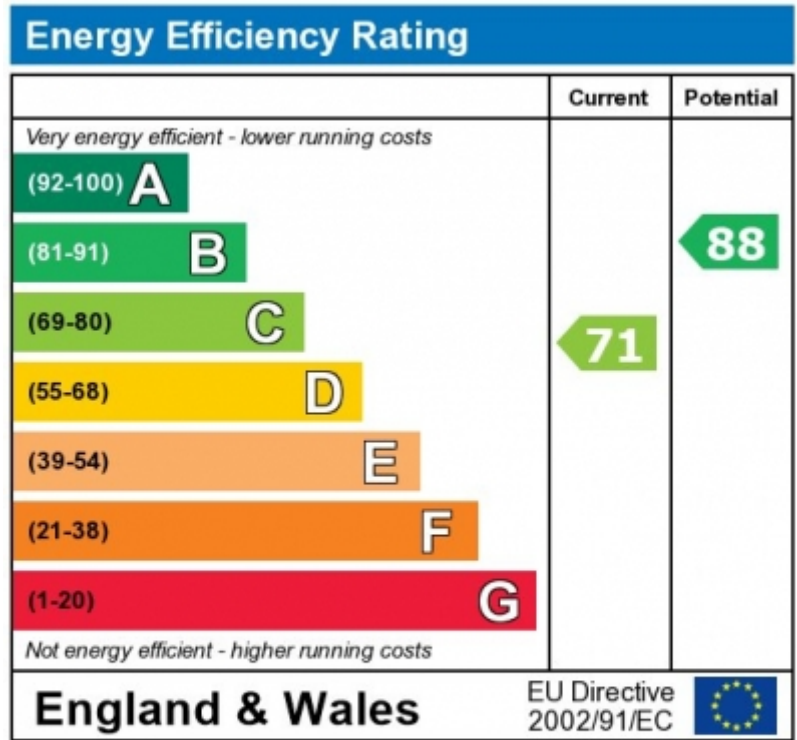


### First Floor



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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