



£185,000 OIRO

Armistead Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms Master with Ensuite
- Spacious Lounge/ Diner
- Breakfast Kitchen
- Downstairs WC
- Driveway Providing Ample Off-Road Parking
- Private Enclosed Landscaped Gardens
- Desirable Location
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

A CUL-DE-SAC POSITION, AWAITING YOU....ON A MODERN DEVELOPMENT ARMISTEAD AVENUE...!

Uflit are more than delighted to welcome to the market this three bedroom family home, ideally suited to the first time buyer or growing family.

Main Particulars

A CUL-DE-SAC POSITION, AWAITING YOU....ON A MODERN DEVELOPMENT ARMISTEAD AVENUE...!

Uflit are more than delighted to welcome to the market this three bedroom family home, ideally suited to the first time buyer or growing family. Located on a quiet cul-de-sac in the heart of the highly desirable area of Brinsworth within easy reach of local amenities, excellent transport links and schools. In brief, a light and warm hallway with downstairs WC, breakfast kitchen and a spacious lounge/ diner creating a fabulous entertaining area with tastefully fitted French doors opening out onto the rear garden which in turn allows for further entertaining. To the first floor three bedrooms, master with ensuite and a family bathroom. To the outside an open aspect frontage with off-road parking and to the rear an enclosed landscaped garden with patio area. The property also boasts an alarm system. All this and more to be found at this BEAUTIFUL FAMILY HOME. Don't Delay Call Uflit Today 01709 912730

Council Tax Band: B

Tenure: Freehold

Entrance hall

A delicate canopy invites you to a glazed composite door to a light and warming hallway, vinyl flooring and spindled stairs to first floor accommodation. A radiator adds warmth and doors give access to a storage cupboard, lounge, kitchen and downstairs WC.

Downstairs WC

Comprising of a low level WC, corner wash hand basin with tiled back panel, radiator, front facing upvc window and vinyl flooring.

Lounge/diner w: 4.6m x l: 4.4m (w: 15' 1" x l: 14' 5")

A light and spacious living area with French doors and further side panels allowing an abundance of light to flow through whilst opening out onto the rear garden, two radiators to add warmth and a large storage cupboard utilises space downstairs.

Breakfast kitchen w: 2.3m x l: 3.8m (w: 7' 7" x l: 12' 6")

Comprises of a range of wall and base units with complimentary work surface areas and tiled back panels. Integrated appliances to include built-in electric oven, gas hob, extractor fan and plumbing for further utilities. A front facing upvc window illuminates, a radiator adds warmth, spot lighting and vinyl flooring flows throughout.

FIRST FLOOR:

A galleried landing with spindled banister, radiator and doors giving access to three bedrooms, family bathroom, over stairs storage cupboard and a loft creating ample

additional storage.

Master bedroom w: 2.6m x l: 4.3m (w: 8' 6" x l: 14' 1")

A spacious master bedroom with rear facing upvc window, radiator and door giving access to the ensuite.

Ensuite w: 2.6m x l: 1.3m (w: 8' 6" x l: 4' 3")

Comprising of a built-in shower, wash hand basin and low level WC, partially tiled walls, vinyl flooring and a heated towel rail.

Bedroom 2 w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

A further double bedroom with radiator and a front facing upvc window.

Bedroom 3 w: 1.9m x l: 2.7m (w: 6' 3" x l: 8' 10")

An ample sized third bedroom with radiator and a rear facing upvc window.

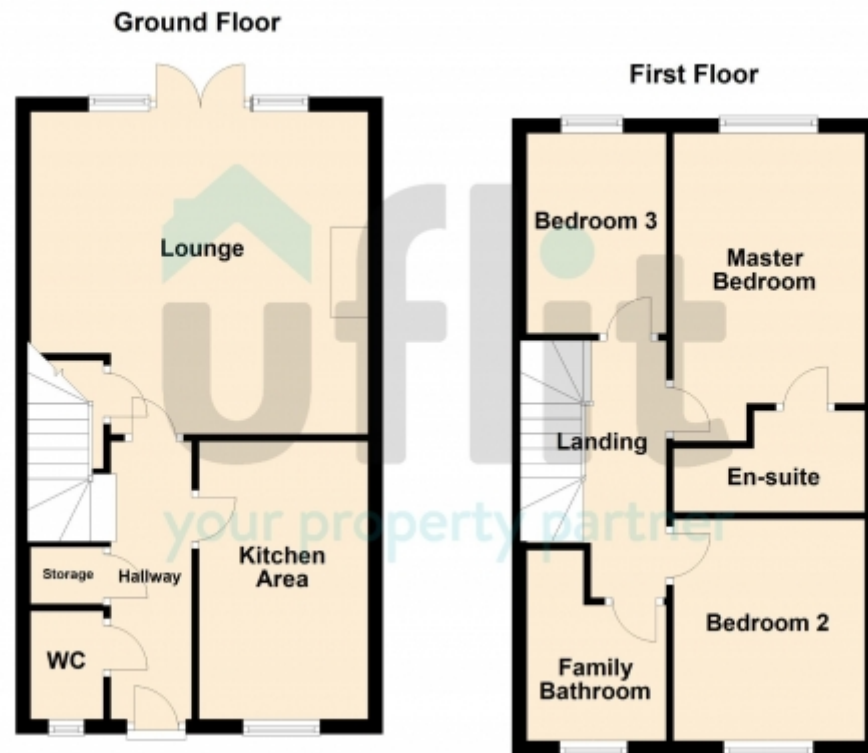
Family Bathroom w: 1.9m x l: 2.4m (w: 6' 3" x l: 7' 10")

A modern family bathroom benefiting from a panelled bath with over head shower and screen, wash hand basin and low level WC. Partially tiled walls with contrasting vinyl flooring, spot lighting, heated towel rail and a front facing upvc window..

Outside


Located on a quiet cul-de-sac with an attractive open aspect frontage with a driveway providing off road parking and decorative borders. Side gated access opens to the rear enclosed landscaped garden with a paved patio leading to a low maintenance Astro turf garden, a raised decked seating area and a further paved patio and shed all privately enclosed.





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

| 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

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