



£170,000 Guide Price

Thorogate, Rawmarsh, Rotherham

Bungalow | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Two Bedroom Bungalow
- Tastefully Appointed Kitchen
- Spacious Lounge/ Diner
- Modern Family Shower Room
- Beautifully Landscaped Gardens
- Driveway and Detached Garage
- Desirable Location
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

GUIDE PRICE £170,000 to £180,000

BOOK A VIEWING TODAY, DON'T HESITATE...IT'S AN EXTENDED BUNGALOW ON THOROGATE...!

Uflit would like to welcome to the market this two bed extended bungalow in a desirable area of Rawmarsh.

Main Particulars

GUIDE PRICE £170,000 to £180,000

BOOK A VIEWING TODAY, DON'T HESITATE...IT'S AN EXTENDED BUNGALOW ON THOROGATE...!

Uflit would like to welcome to the market this two bed extended bungalow in a desirable area of Rawmarsh, only a stone's throw away from local amenities, excellent transport links and schools. The property boasts a fitted breakfast kitchen diner, spacious lounge/ diner, two bedrooms with the master benefitting from a range of furniture and a modern family shower room. To the outside an attractive frontage with manicured gardens and a driveway providing ample off- road parking leading to a detached garage. The rear enjoys further enclosed gardens with a paved patio area. The property benefits from an alarm system and a range of fitted blinds. All this and much more can be found at this FANTASTIC PROPERTY. Call Uflit to arrange a viewing today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Breakfast Kitchen/ Diner w: 3.4m x l: 5.1m (w: 11' 2" x l: 16' 9")

Entering through a glazed upvc door to the extended kitchen with a range of wall and base units with complimentary worksurface areas and tiled back panels. Built-in double oven, electric hob and extractor fan with plumbing for further utilities. Carpeted flooring, radiator, side facing upvc window and a glazed sliding door opening to the lounge/ diner.

Lounge/diner w: 3m x l: 7.1m (w: 9' 10" x l: 23' 4")

On entering this spacious living area your eyes are drawn to the focal feature fire place with inset fire and decorative marble facade, a large front facing upvc window illuminates this entire area whilst a radiator adds warmth. Carpeted flooring and a door to the hallway.

Inner Hallway w: 3.5m x l: 1m (w: 11' 6" x l: 3' 3")

With carpeted flooring, radiator and doors giving access to two bedrooms, family shower room and a glazed upvc door accessing the side of the property and a loft hatch creating additional storage.

Master bedroom w: 4m x l: 3.2m (w: 13' 1" x l: 10' 6")

With a range of fitted wardrobes and furniture, a door to a storage cupboard, front facing upvc window, carpeted flooring and radiator.

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

An ample sized second bedroom with a rear facing upvc window, radiator and carpeted flooring.

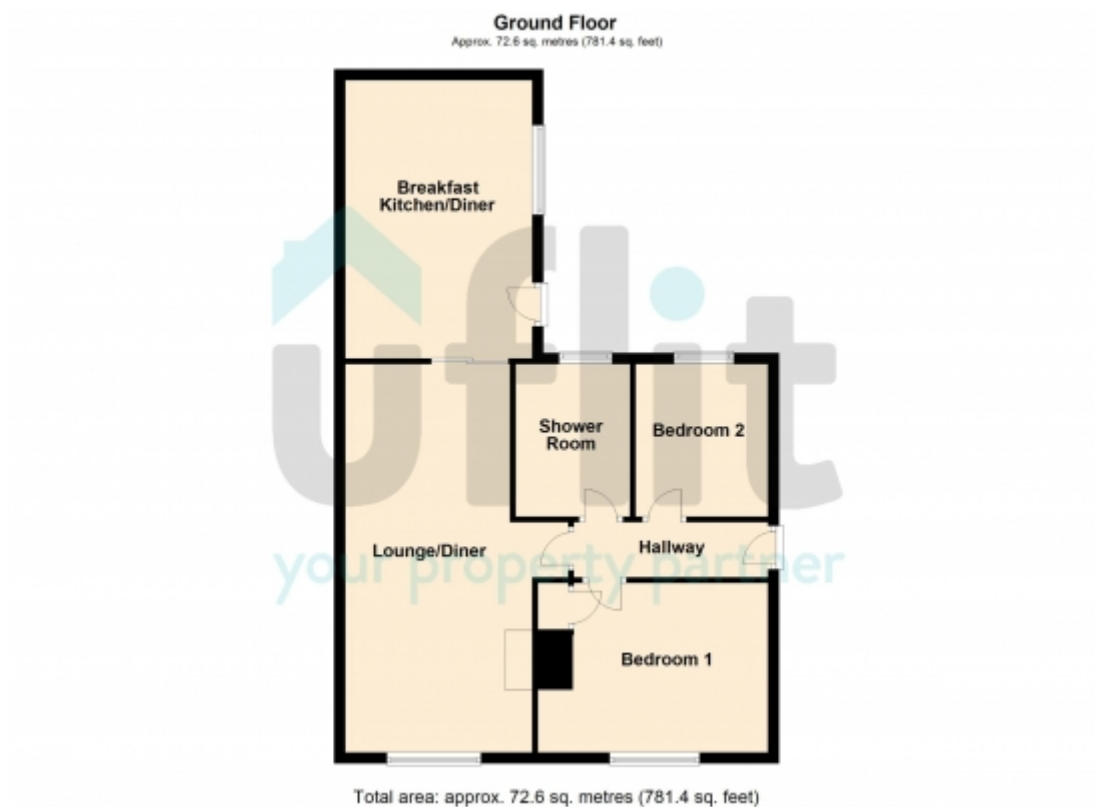
Family Shower Room w: 2.1m x l: 2.8m (w: 6' 11" x l: 9' 2")

Comprising of a walk-in shower, low level wc and a vanity wash hand basin with storage. Fully tiled walls with feature borders and vinyl flooring. Heated towel rail and a rear facing upvc window.

Outside

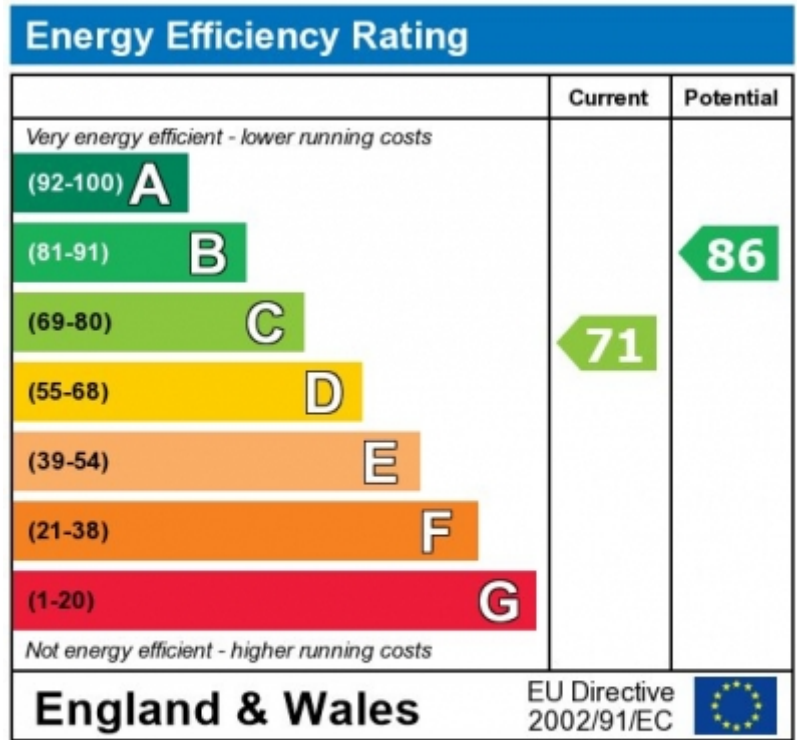
The property has curb appeal sitting back from the roadside blending peacefully into its surroundings with an attractive walled frontage, a driveway providing ample off-road parking leading to the detached garage, beautiful lawned gardens with manicured borders. To the rear the driveway seamlessly wraps around the property to form a beautiful patio area which in turn leads to the lawned garden with further manicured borders all privately enclosed by fencing.





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

Telephone: 01709 912730



www.uflit.co.uk