



£175,000 OIRO

Lyncroft Close, 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
- Beautifully Presented Throughout!
- Spacious Lounge
- Open Plan Breakfast Kitchen
- Modern Shower Room
- Landscaped Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking
- Highly Desirable Cul-De-Sac Location
- VIEWING ESSENTIALNO ONWARD CHAIN!

Property Description

FIRST-TIME BUYERS, YOU'LL BE RIGHT ON TRACK...WITH THIS BEAUTIFUL PROPERTY ON A DESIRABLE CUL-DE-SAC...!

Uflit are delighted to welcome to the market this beautiful THREE BEDROOM family home nestled on a quiet cul-de-sac in the highly desirable area of Brinsworth.

Main Particulars

FIRST-TIME BUYERS, YOU'LL BE RIGHT ON TRACK...WITH THIS BEAUTIFUL PROPERTY ON A DESIRABLE CUL-DE-SAC...!

Uflit are delighted to welcome to the market this beautiful THREE BEDROOM family home nestled on a quiet cul-de-sac in the highly desirable area of Brinsworth, close to local amenities, excellent transport links and schools. Briefly comprising of a cloakroom entrance leading to a modern spacious lounge and a separate breakfast kitchen. To the first floor, three bedrooms and a beautiful shower room. The outside benefits from an attractive open aspect frontage with a driveway providing ample off-road parking with side gated access to an enclosed landscaped rear garden where a paved patio wraps around lawned gardens creating a fabulous entertaining area. The property also benefits from a range of fitted blinds, white goods and new carpets throughout. Contact Uflit to arrange a viewing TODAY 01709 912730.

Council Tax Band: b

Tenure: Freehold

Entrance

A glazed composite door opens to a cloakroom hallway, carpeted stairs lead to the first-floor accommodation, radiator and a door opens to the lounge.

Lounge w: 4m x l: 4.6m (w: 13' 1" x l: 15' 1")

A spacious lounge with a continuation of the carpeted flooring, a focal feature fire with decorative surround and marble façade catches the eye, a radiator adds warmth, a front facing upvc window illuminates and a further door gives access to the kitchen/ diner. An understairs recess utilises space with further understairs storage and a glazed panelled door gives access to the kitchen diner.

Kitchen/diner w: 4m x l: 2.9m (w: 13' 1" x l: 9' 6")

A modern fitted kitchen with a range of wall and base units with complimentary worksurface areas, a counter top sink and tiled back panels. Appliances to include an inset oven, induction hob, extractor fan and a range of white goods. Vinyl flooring flows throughout, a radiator adds warmth and a rear facing upvc window along with a glazed upvc door allows an abundance of light to flow through whilst opening onto the rear garden.

FIRST FLOOR:

A carpeted spindled landing with a loft hatch creating additional storage and doors to three bedrooms and the family shower room.

Master bedroom w: 4m x l: 2.6m (w: 13' 1" x l: 8' 6")

An ample sized double bedroom with a range of built-in mirrored sliding wardrobes, carpeted flooring, front facing upvc window and radiator.

Bedroom 2 w: 2.1m x l: 3.4m (w: 6' 11" x l: 11' 2")

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

Bedroom 3 w: 2.1m x l: 3m (w: 6' 11" x l: 9' 10")

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

Family Shower Room w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

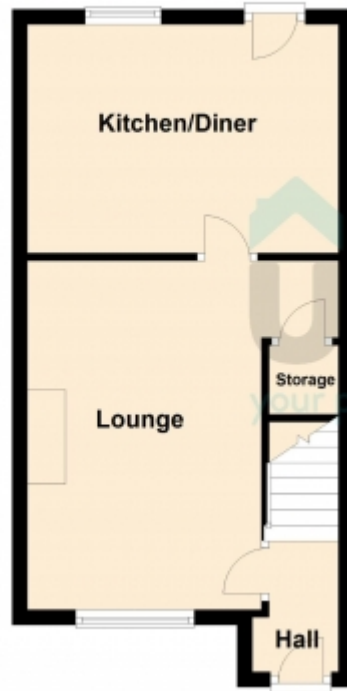
A modern shower room comprising of a fitted shower cubicle, low level wc and a vanity wash hand basin creating ample storage with a complimentary touch-screen mirrored storage unit above. Decorative panelled walls with complimentary vinyl flooring, heated towel rail and a side facing upvc window.

Outside

An attractive open aspect frontage with lawned gardens and a driveway provides ample off-road parking. Gated access to the rear where a paved patio wraps around lawned gardens with a further bespoke seating area allowing for family entertaining and two garden sheds.



Ground Floor

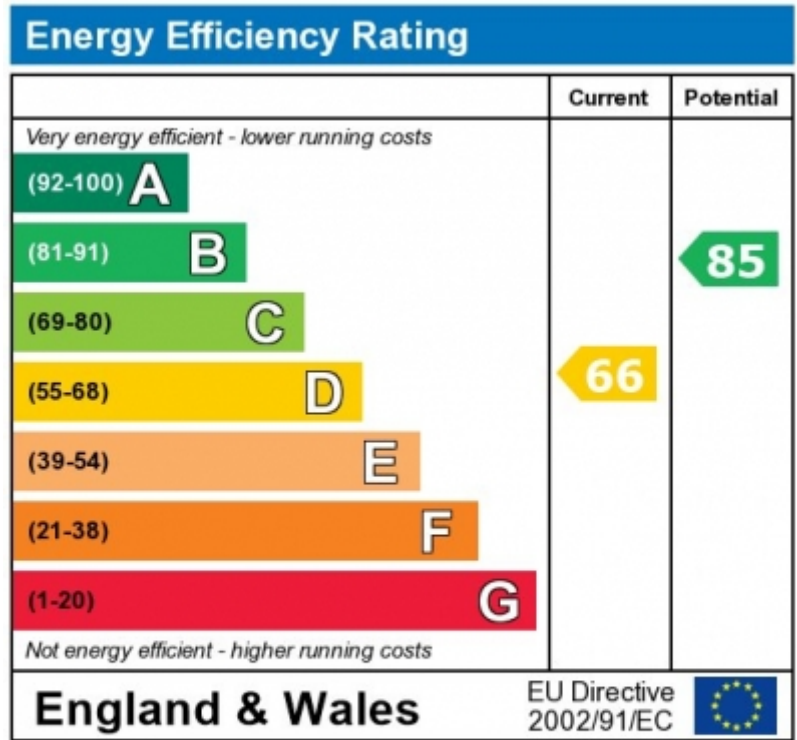


First Floor



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

Telephone: 01709 912730



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