



£105,000 Guide Price

Green Arbour Road, Thurcroft, Rotherham

End of Terrace | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Beautifully Appointed Throughout
- Three Bedroom End Terrace House
- Spacious Lounge
- Beautiful Bathroom
- Enclosed Rear Courtyard
- Popular Location
- DONT DELAYBOOK A VIEWING TODAY!

Property Description

GUIDE PRICE £105,000 to £110,000

FIRST-TIME BUYERS, THIS PROPERTY IS SIMPLY DIVINE...BEAUTIFULLY PRESENTED ON GREEN ARBOUR ROAD NUMBER 29...!

Uflit are delighted to welcome to the market this three bed end terrace property, beautifully appointed throughout.

Main Particulars

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Uflit are delighted to welcome to the market this three bed end terrace property, beautifully appointed throughout. The property boasts a spacious lounge with bespoke media wall, a modern breakfast kitchen and a beautiful bathroom, to the first-floor three ample sized bedrooms. To the outside of the property is a large low maintenance landscaped garden. The rear benefits from an enclosed courtyard. Located in the heart of Thurcroft just a stones throw away from all local amenities, excellent transport links and schools. Don't think we've missed anything the owner certainly hasn't. Don't delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

A glazed upvc door invites you into a cosy hallway where stylish Karndean flooring leads to carpeted stairs giving access to the first floor accommodation. A radiator adds warmth and a solid wood glazed door gives access to the lounge.

Lounge w: 4.2m x l: 3.9m (w: 13' 9" x l: 12' 10")

A spacious living area where your eyes are drawn to a stylish bespoke media wall, a radiator adds warmth and a front facing upvc window allows an abundance of light to flow throughout this space. Carpeted flooring and a solid wood door to a large understairs storage and a further glazed solid wood door to the kitchen.

Breakfast kitchen w: 2.8m x l: 2.7m (w: 9' 2" x l: 8' 10")

A modern kitchen featuring a range of wall and base units with complimentary work surface areas with matching upstands, a counter top stainless steel sink and a fabulous breakfast bar further compliments. Integrated appliances to include a built-in oven, gas hob with stainless steel back panel, extractor fan, integrated fridge/freezer and washing machine. Further complimenting this modern kitchen is an abundance of mood lighting. Karndean flooring flows through to the rear hall and bathroom. A solid wood door to the inner hallway where a upvc door leads to the courtyard and a solid wood door to the bathroom.

Family Bathroom w: 2.1m x l: 2.6m (w: 6' 11" x l: 8' 6")

A modern family bathroom comprising of a p shaped panelled bath with overhead shower and a screen, vanity unit housing the wash hand basin and a low level wc. Fully decorative panelled walls and a continuation of the Karndean flooring, spot lighting, heated towel rail and a rear facing upvc window.

FIRST FLOOR:

With a continuation of the carpeted flooring, a loft hatch creating additional space and solid wood doors giving access to all three bedrooms.

Master bedroom w: 4.2m x l: 3m (w: 13' 9" x l: 9' 10")

A fabulous double bedroom with a quirky dressing area, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 2.5m x l: 3.8m (w: 8' 2" x l: 12' 6")

An ample sized second bedroom with two built-in wardrobes, carpeted flooring, radiator and rear and side facing upvc window.

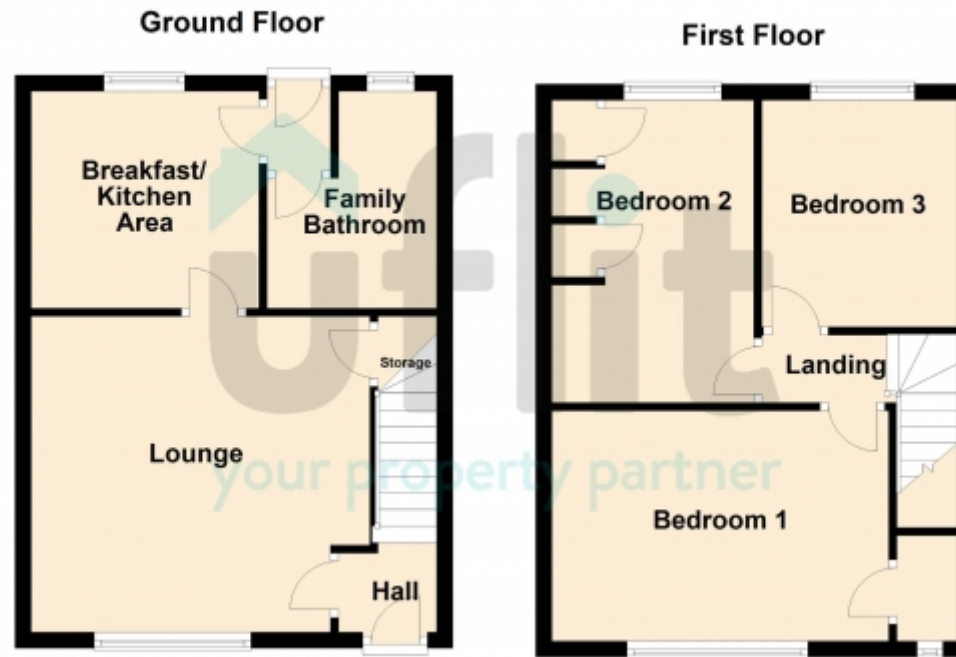
Bedroom 3 w: 2.7m x l: 2.8m (w: 8' 10" x l: 9' 2")

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

Outside

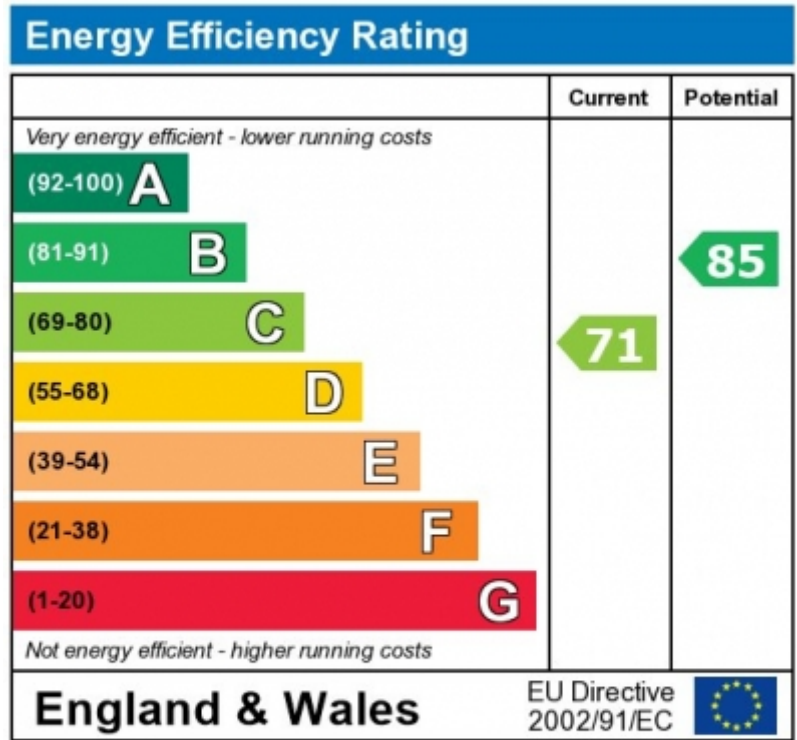
Occupying a fabulous position whilst set back from the roadside where a delicate wall protects an extensive low maintenance decorative garden. To the rear an enclosed courtyard with two brick built outhouses and rear gated access.





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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