



£220,000 OIRO

Gower Way, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



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Step Inside

Key Features

- Appointed to a Very High Standard
- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms, Master With Ensuite & Dressing Area
- VIEWING ESSENTIAL!
- VIEWING HIGHLY ADVISED!
- Desirable Location
- Modern Lounge
- Stunning Family Bathroom
- Beautiful Open Plan Kitchen Diner
- Spacious Accomodation Over Three Floors

Property Description

IT'S SHOW HOME STANDARD YOU'LL WANT TO STAY... ON THE DESIRABLE WICKETS, GOWER WAY...!

Uflit are highly delighted to welcome to the market this FABULOUS and IMMACULATELY presented three bed semi-detached property, appointed to a very high standard throughout.

Main Particulars

IT'S SHOW HOME STANDARD YOU'LL WANT TO STAY... ON THE DESIRABLE WICKETS, GOWER WAY...!

Uflit are highly delighted to welcome to the market this FABULOUS and IMMACULATELY presented three bed semi-detached property, appointed to a very high standard throughout, offering VERSATILE and SPACIOUS LIVING over three floors. This beautiful family home boasts a MODERN kitchen diner, downstairs wc and a separate lounge benefitting from French doors overlooking the rear garden. To the first-floor accommodation a large double bedroom boasting a range of contemporary fitted furniture, a further ample sized bedroom and a beautiful family bathroom. To the second-floor accommodation a master bedroom with dressing area benefitting from a further range of fitted wardrobes and a large beautifully appointed ensuite. To the outside an open aspect frontage with a driveway providing ample off-road parking. To the rear a low maintenance garden with patio areas. Located in a quiet and highly desirable area on the Wickets Estate, within easy reach of local amenities, excellent transport links and schools. All this and only a stone's throw away from the popular Upper Haugh Cricket Club renowned for social gatherings and entertainment. The property also benefits from a range of fitted blinds and high standard fittings (negotiable). Don't Delay in viewing this stunning property call Uflit today 01709 912730.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

Entering through a composite glazed door to a cosy hallway with tread carpet leading to carpeted stairs to first-floor accommodation, radiator and a door a giving access to kitchen/ diner.

Kitchen/diner w: 2.9m x l: 5.5m (w: 9' 6" x l: 18' 1")

This fantastic modern fitted kitchen has beautiful tiled flooring seamlessly flowing throughout to the wc, featuring a range of wall and base units with complimentary worksurface areas, counter top resin sink and matching up stands. Integrated appliances to include a gas hob with stainless steel back panel and extractor fan, built-in electric oven, washing machine and fridge/ freezer. A radiator adds warmth, a front facing upvc window illuminates and doors leading to the lounge and wc.

WC

A further continuation of the tiled floor comprising of a low level wc, wash hand basin with tiled back panel and radiator.

Lounge w: 4m x l: 3.8m (w: 13' 1" x l: 12' 6")

A beautifully presented spacious living area with carpeted flooring, radiator and rear facing upvc French doors with glazed side panels allowing an abundance of light from the garden.

FIRST FLOOR:

A carpeted spindled landing with radiator, front facing upvc window and doors giving access to two bedrooms and the family bathroom.

Bedroom 2 w: 4m x l: 3.8m (w: 13' 1" x l: 12' 6")

A spacious double bedroom with carpeted flooring, radiator, a range of modern fitted wardrobes and matching office furniture and a rear facing upvc window.

Bedroom 3 w: 1.9m x l: 3.4m (w: 6' 3" x l: 11' 2")

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

Family Bathroom w: 1.9m x l: 2.1m (w: 6' 3" x l: 6' 11")

A beautifully appointed modern family bathroom comprising of a panelled bath, floating wash hand basin and low level wc. Fully tiled walls with feature tiling, contrasting floor tiles and radiator.

SECOND FLOOR:

A carpeted spindled landing with radiator leads to the master bedroom.

Master bedroom w: 4m x l: 3.8m (w: 13' 1" x l: 12' 6")

With additional dressing room area

A stunning large double bedroom creating a floor to one's self with two Velux windows, carpeted flooring leading in to the dressing area with a range of modern wardrobes, radiator, spot lighting and a door to the ensuite and further storage cupboard.

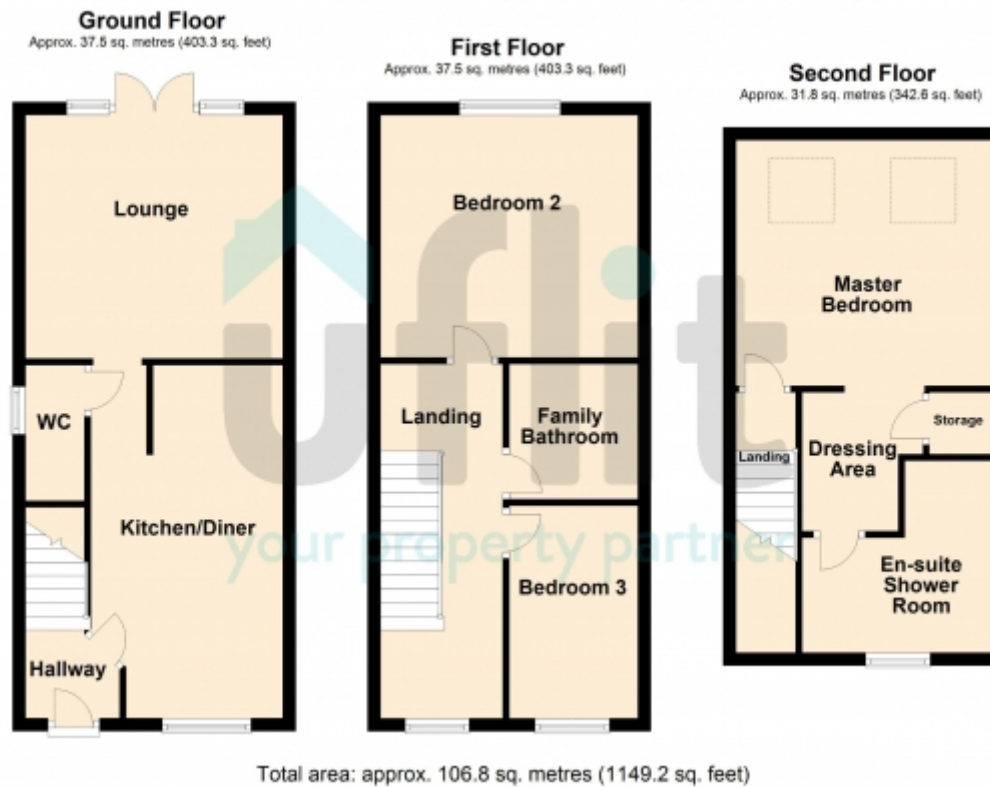
Ensuite w: 2.8m x l: 3m (w: 9' 2" x l: 9' 10")

Exquisitely appointed ensuite comprising of a built-in shower, floating wash hand basin and low level wc. Modern tiles to wall and floor, radiator and a front facing upvc window.

Outside

This house has curb appeal with an open aspect frontage with a driveway providing ample off-road parking and manicured slate borders. To the rear a paved patio leads to a lawned garden which in turn leads to a further decked patio and a garden shed for outdoor storage all 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 © 2025 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		89
(69-80) C	78	
(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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