



£230,000 Offers Over

Belcourt Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Double Bedroom Family Home
- Tastefully Appointed Throughout
- Open Plan Lounge/ Diner
- Conservatory
- Enclosed Rear Garden
- Driveway & Detached Garage
- Desirable Location
- MUST BE VIEWED!

Property Description

A FABULOUS FIRST-TIME BUYERS ABODE...WITH THREE DOUBLE BEDROOMS ON BELCOURT ROAD...!

Uflit are highly delighted to welcome to the market this three double bedroom semi detached property, tastefully appointed throughout.

Main Particulars

A FABULOUS FIRST-TIME BUYERS ABODE...WITH THREE DOUBLE BEDROOMS ON BELCOURT ROAD...!

Uflit are highly delighted to welcome to the market this three double bedroom semi detached property, tastefully appointed throughout. The property boasts a cloakroom hallway, spacious open plan lounge/ diner with an additional conservatory and separate kitchen. To the first-floor three double bedrooms all with fitted furniture and a family bathroom benefitting from both bath and separate shower. The property commands a fabulous position and with a large block paved driveway providing ample off-road parking leading to a brick-built detached garage. A low maintenance landscaped rear garden with patio areas add to the desirability of this property. Located in a quiet and desirable area of Brecks close to local amenities, excellent transport links and schools. The property also benefits from self owned solar panels generating low energy bills. This property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

Entrance hall

Entering through glazed upvc French doors with a glazed side panel to a cloakroom hallway with carpeted flooring, carpeted spindled stairs leads to first-floor accommodation, radiator and a glazed panelled door to the lounge.

Open Plan Lounge/Diner w: 4.1m x l: 7.9m (w: 13' 5" x l: 25' 11")

A spacious open plan living area where carpeted flooring seamlessly flows throughout, a feature fireplace catches the eye and a radiator creates warmth. A front facing upvc window allows an abundance of light to flow through to the offset dining area where a further radiator adds warmth and French doors open to the conservatory and a further glazed panelled door to the kitchen.

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

A fabulous addition to the property benefitting from French doors opening to the garden and tiled flooring.

Kitchen w: 2.5m x l: 3.4m (w: 8' 2" x l: 11' 2")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include a built-in oven, gas hob with extractor fan and plumbing for further utilities. A rear facing upvc window allows light whilst a decorative panelled ceiling with spot lighting creates the mood, a side facing glazed

upvc door allows further access to the rear, a bespoke door to understairs storage, tiled flooring and a heated towel rail.

FIRST FLOOR:

A carpeted spindled landing with a loft hatch to a partially boarded loft with ladder creating additional space, side facing upvc window and doors giving access to three bedrooms and the family bathroom.

Master bedroom w: 3.3m x l: 4.3m (w: 10' 10" x l: 14' 1")

A double bedroom with a large range of fitted wardrobes and furniture, carpeted flooring, panelled ceiling, radiator and a front facing upvc window.

Bedroom 2 w: 3.4m x l: 3.5m (w: 11' 2" x l: 11' 6")

A further double bedroom with a large range of fitted wardrobes and furniture, carpeted flooring, panelled ceiling, radiator and a rear facing upvc window.

Bedroom 3 w: 2.7m x l: 3.5m (w: 8' 10" x l: 11' 6")

A third double bedroom with a range of fitted wardrobes and furniture, carpeted flooring, panelled ceiling, radiator and a front facing upvc window.

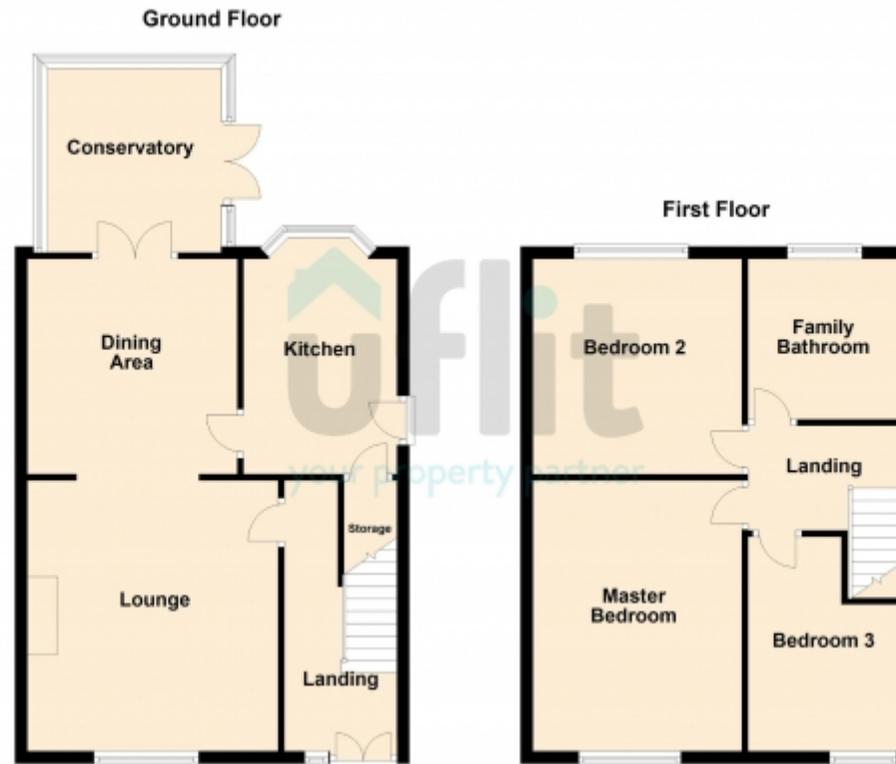
Family Bathroom w: 2.6m x l: 2.6m (w: 8' 6" x l: 8' 6")

Benefitting from both bath & separate shower comprising of a panelled bath, separate shower cubicle, a vanity unit housing both wash hand basin and a low level wc with complimentary furniture. Fully tiled walls with feature borders contrasting tiled flooring and panelled ceiling with spot lighting, heated towel rail and a rear and side facing upvc window.

Outside

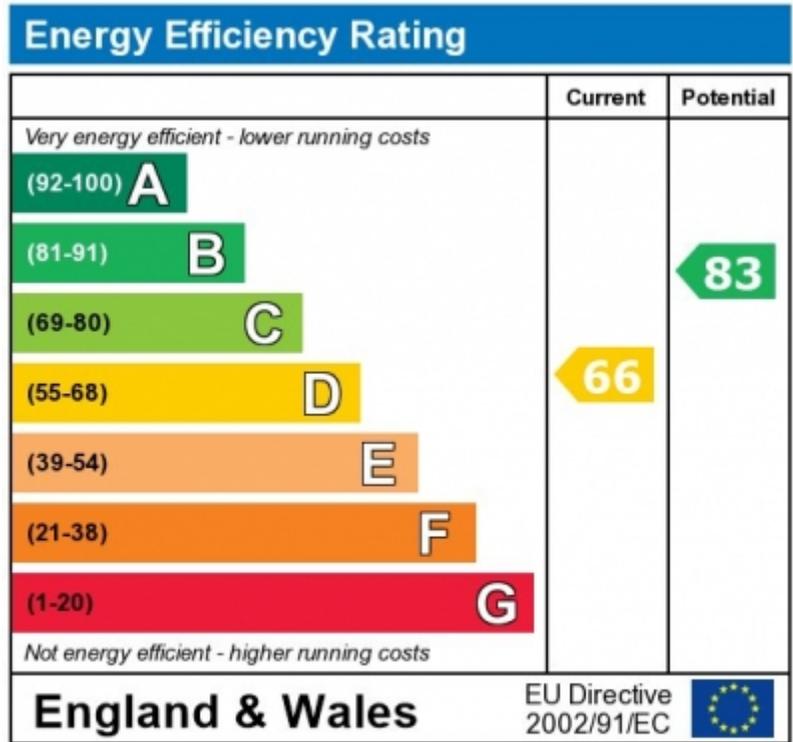
An open aspect frontage with an attractive feature border, a large block paved driveway providing ample off road parking with double gates opening to extend the driveway leading to the detached brick built garage. To the rear gently tiered low maintenance Astro turf leads to the first of two patio areas with decorative borders which in turn leads to a lawned garden 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 © 2025 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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