



£260,000 Guide Price

Harding Avenue, Rawmarsh, Rotherham

Bungalow | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedroom Detached Bungalow
- Spacious Bay Windowed Lounge
- Orangery
- Stylish Breakfast Kitchen
- Beautiful Shower Room
- Driveway & Garage
- Stunning Landscaped Enclosed Gardens
- Additional Ramp to Access the Property
- SIMPLY MUST BE VIEWED!

Property Description

GUIDE PRICE £260,000 to £270,000

IF IT'S STYLE & FINESSE THAT APPEALS TO YOU...THEN WE'VE FOUND YOUR PERFECT BUNGALOW ON HARDING AVENUE...!

Uflit are more than delighted to welcome to the market this three bedroom detached bungalow beautifully presented to a high standard throughout.

Main Particulars

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Uflit are more than delighted to welcome to the market this three bedroom detached bungalow beautifully presented to a high standard throughout, rarely do properties of this standard come to market in a desirable location, commanding a generously sized plot. The property boasts a cloakroom hallway, spacious bay windowed lounge, stylish breakfast kitchen, three ample sized bedrooms, bedroom two currently used as the dining room, a spectacular orangery and a beautifully presented family shower room. To the outside of the property a large block paved driveway providing ample off-road parking which in turn leads to the integral garage with delicately tiered attractive borders, steps to the righthand side and a further ramp to the left gives dual access points to the bungalow. The rear is simply magical with fabulous landscaped gardens allowing for family entertaining and all privately enclosed. Located in a quiet area of Rawmarsh, close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: C

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a stylish glazed composite door with further glazed side panel to an offset hallway. Laminate flooring flows throughout, feature walls emulate the standard throughout, radiator and a loft hatch to a partially boarded loft with ladder creating storage. Doors giving access to the lounge, breakfast kitchen, three bedrooms, shower room and a storage cupboard.

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

A spacious living area with a beautiful feature fire adopting the feature wall, carpeted flooring seamlessly flows throughout, a radiator adds warmth and a large upvc bay window allowing an abundance of light to flow through this entire area whilst admiring the elevated views.

Breakfast kitchen w: 3m x l: 4.3m (w: 9' 10" x l: 14' 1")

A stylish modern kitchen featuring a range of wall and base units with complimentary worksurface areas with a counter top ceramic sink and matching upstands, a breakfast bar further compliments, radiator, vinyl flooring and front and side facing upvc windows add light. Fully integrated appliances to include a built-in electric oven, electric hob and extractor fan, fridge freezer, washing machine and dishwasher.

Master bedroom w: 2.9m x l: 4.7m (w: 9' 6" x l: 15' 5")

A spacious master bedroom with a large range of fitted wardrobes and furniture, carpeted flooring, radiator and a rear facing upvc window.

Bedroom 2 w: 2.7m x l: 3.3m (w: 8' 10" x l: 10' 10")

A further double bedroom currently used as a dining room with a continuation of the laminate flooring, radiator, a side facing upvc window and an opening to the orangery.

Orangery w: 3m x l: 3.7m (w: 9' 10" x l: 12' 2")

A stunning addition to the property with a bespoke vaulted roof with glazed atrium and an abundance of spot lighting, radiator, laminate flooring and a glazed upvc door opening onto the garden.

Bedroom 3 w: 2m x l: 3m (w: 6' 7" x l: 9' 10")

A further ample sized bedroom with a range of fitted office furniture, carpeted flooring, radiator and a rear facing upvc window.

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

A beautifully presented family shower room comprising of a walk in shower with screen and decorative panelled back panels, a low level wc and a vanity wash hand basin adopting a recess utilising space with a counter top bowl sink and designer tap. Fully tiled with contrasting wet room flooring and panelled ceiling, heated towel rail and a side facing upvc window.

Outside

This property truly has curb appeal with an open aspect frontage giving access to a large block paved driveway providing ample off-road parking which in turn leads to an integral garage with steps to the righthand side and a further ramp to the left giving dual access points to the bungalow with delicately with raised low maintenance manicured borders with. Double gated access to the rear where an Indian stone path leads to a large patio area with extendable canopy above leads to a gently tiered stunning landscaped Astro turf gardens with further seating area, an array of beautiful shrubs, decorative manicured borders and garden shed, all this and more creating a fanatic & stunning outdoor entertaining area.

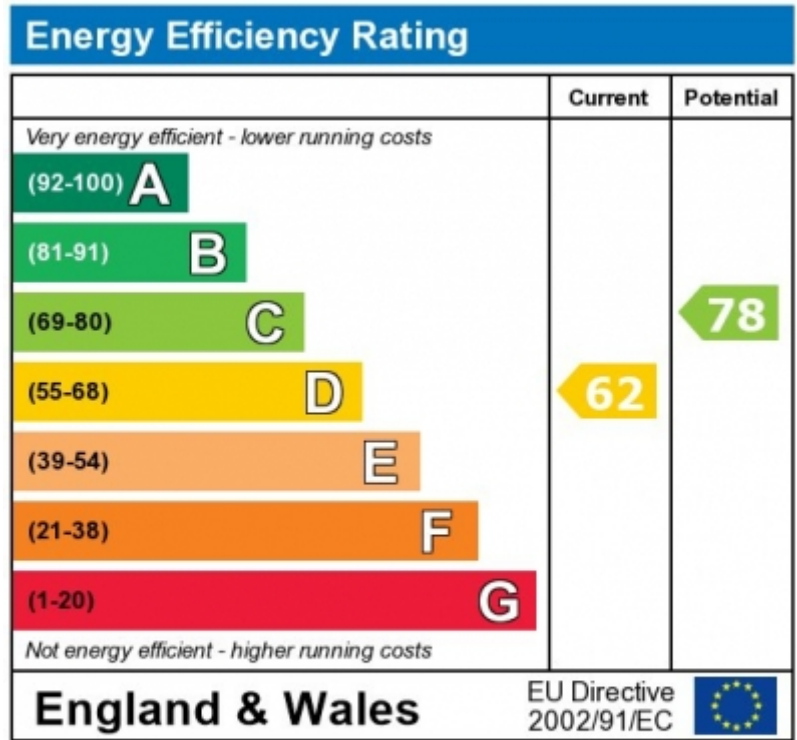
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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