



£220,000 Offers Over

Gower Way, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 2 Bathrooms

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Accommodation over Three Floors
- Ensuite to Master
- Spacious Lounge
- Kitchen Diner
- Downstairs WC
- Ample Off-Road Parking
- Beautiful Landscaped Rear Garden
- Fabulous Location
- MUST BE VIEWED!

Property Description

COME AND SEE...WHAT WE'VE FOUND ON THE CRICKET BOUNDARY...!

Uflit are highly delighted to welcome to the market this FABULOUS three bed semi detached property, tastefully appointed throughout, offering VERSATILE and SPACIOUS LIVING over three floors.

Main Particulars

COME AND SEE...WHAT WE'VE FOUND ON THE CRICKET BOUNDARY...!

Uflit are highly delighted to welcome to the market this FABULOUS three bed semi detached property, tastefully appointed throughout, offering VERSATILE and SPACIOUS LIVING over three floors. The property boasts a kitchen diner, downstairs wc and a separate lounge overlooking the rear garden. To the first floor accommodation a large double bedroom, a further ample sized bedroom and a modern family bathroom. To the second floor accommodation a grand master bedroom with dressing area and a large ensuite. To the outside an open aspect frontage providing curb appeal and off-road parking for three vehicles. To the rear a fabulous low maintenance landscaped enclosed garden. Located in a quiet and highly desirable area on the Wickets Estate, within easy reach of local amenities, excellent transport links and schools. The benefit of this property is its location sitting on the boundary of the popular Upper Haugh Cricket Club renowned for social gatherings and entertainment. The property also benefits from a security alarm system and a range of fitted blinds. 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 a glazed solid wood door to welcoming hallway with carpeted spindled stairs, radiator and door giving access to kitchen diner.

Kitchen/diner w: 5.5m x l: 2.7m (w: 18' 1" x l: 8' 10")

A modern fitted kitchen featuring a range of wall and base units complimentary work surface areas and up stands. Appliances to include gas hob, extractor fan, built in electric oven, integrated dishwasher and washing machine. To add to this under wall unit mood lighting and a new combi boiler housed in a further unit. Laminate flooring compliments and seamlessly flows to the dining area. A front facing upvc window allows for light along with spot lighting in the dining room and doors leading to the lounge and wc. Amazing views overlooking the cricket field.

WC

With tiled flooring, low level wc, wash hand basin with tiled splash back, radiator, spot lighting, extractor fan and side facing upvc window.

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

A beautifully presented living area with feature wall and a beautiful feature fire place, laminate flooring, radiator and rear facing upvc French doors with glazed side panels allowing an abundance of light and overlooking the rear garden.

FIRST FLOOR:

Landing

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

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

A spacious double bedroom with carpet, radiator and rear facing upvc window.

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

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

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

A beautifully appointed modern family bathroom comprising of a panelled bath, wash hand basin and low level wc. Vinyl flooring and contrasting partially tiled walls with recess wall shelving complimenting this space. Radiator, spot lighting and extractor fan.

SECOND FLOOR:

A carpeted spindled landing with radiator leads to this impressive master bedroom.

Master bedroom w: 4m x l: 3.7m (w: 13' 1" x l: 12' 2")

A stunning large double bedroom with additional dressing room area, comprising of two Velux windows capturing the light with carpet, radiator and leading in to the dressing area with a range of tastefully appointed mirrored wardrobes and an additional storage cupboard. Spot lighting, door to ensuite and loft hatch.

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

A well-proportioned and beautifully appointed ensuite comprising of a large shower with a modern tiled surround, wash hand basin with complimentary tiled splash back and low level wc. Stunning antico flooring, radiator, spotlighting, extractor fan and front facing upvc window. Sizes to maximum measurements.

Outside

This house has curb appeal with an open aspect driveway providing off-road parking for three vehicles and views over the cricket field. Side gated access leads you to the rear beautifully landscaped garden where a paved patio leads to a low maintenance Astro turf garden with decorative stone borders, a further patio area with hot tub (negotiable) and garden shed. The real selling point to this property is the location, nestled on the boundary of the cricket field so don't get caught out missing this

belter. Call Uflit today on 01709 912730



