



£175,000 OIRO

West Bawtry Road, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- A Large Extended Terrace Property
- Two Bedrooms with a further Attic Room
- Open Plan Lounge/ Diner
- Modern Kitchen & Family Shower Room
- Conservatory
- Downstairs WC & Basement Cellar
- Beautiful Period Features
- An Extensive Rear Garden Overlooking Woodlands
- Tastefully Appointed Throughout
- MUST BE VIEWED!

Property Description

A FABULOUS PROPERTY, A PERFECT FAMILY ABODE...WITH EXTENSIVE GARDENS, SET BACK ON A SERVICE ROAD...!

Uflit are delighted to welcome to the market this tastefully extended terraced property, retaining many period features whilst blending with the modern aspect of living.

Main Particulars

A FABULOUS PROPERTY, A PERFECT FAMILY ABODE...WITH EXTENSIVE GARDENS, SET BACK ON A SERVICE ROAD...!

Uflit are delighted to welcome to the market this tastefully extended terraced property, retaining many period features whilst blending with the modern aspect of living. Boasting a corridor entrance hall with high ceilings and skirting which in turn emulates throughout the property. An open plan lounge diner full of character, a beautiful modern kitchen area, downstairs wc and a conservatory. To the first floor two bedrooms and a modern family shower room. A benefit to this property is the converted attic room currently used as a third bedroom. The outside benefits from a low maintenance elevated lawned frontage. To the rear an extensive garden with patio areas and garden beyond, a large detached block-built garage can be accessed from a private road with a woodland aspect. Located in a highly desirable area of Brinsworth, close to local amenities, excellent transport links and schools. A FABULOUS terrace property which also benefits from a multi fuel log burner. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance

Entering through a front glazed upvc door with overhead sky light to a carpeted corridor hallway. High ceilings with complimentary skirting emulate throughout the property and retain character. Carpeted stairs lead to first floor accommodation and a solid wood door gives access to the open plan lounge diner.

Lounge/diner w: 4.1m x l: 7.7m (w: 13' 5" x l: 25' 3")

Featuring a beautiful feature multi fuel log burner adopting the chimney recess with tiled façade and solid oak mantel, a front facing upvc window creates an abundance of light and a radiator adds warmth. A delicate arch along with split carpet to laminate gives a sense of separation to the dining area whilst retaining the open plan aspect. The dining area has bespoke storage to the chimney breast recess, rear facing upvc window, radiator and a door to the kitchen.

Kitchen w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

A beautiful modern fitted kitchen featuring a range of wall and base units with complimentary worksurface areas, counter top resin sink with tiled back panels, integrated fridge freezer and washing machine. Tiled flooring, radiator, spot lighting, rear facing upvc window and a glazed upvc barn door to the conservatory with a further opening to the cellar.

Conservatory

w: 2.5m x l: 3.3m (w: 8' 2" x l: 10' 10")

A further addition to the property with laminate flooring, rear facing upvc windows, a glazed upvc door to the rear garden and a door to the wc. To maximum measurements.

WC

Comprising of a low level wc, vanity wash hand basin, partially tiled walls and a continuation of the laminate flooring.

Cellar w: 4.9m x l: 3.4m (w: 16' 1" x l: 11' 2")

Creating further storage with potential for further development.

FIRST FLOOR:

Landing

A split landing with doors giving access to two bedrooms, family shower room and a further staircase to the converted loft space which has a range of fitted furniture, carpeted flooring and a Velux window.

Master bedroom w: 4.9m x l: 3.7m (w: 16' 1" x l: 12' 2")

A large double bedroom with a range of fitted sliding wardrobes, carpeted flooring, radiator and two front facing upvc windows.

Bedroom 2 w: 2.8m x l: 4m (w: 9' 2" x l: 13' 1")

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

Family Shower Room w: 2.4m x l: 3.6m (w: 7' 10" x l: 11' 10")

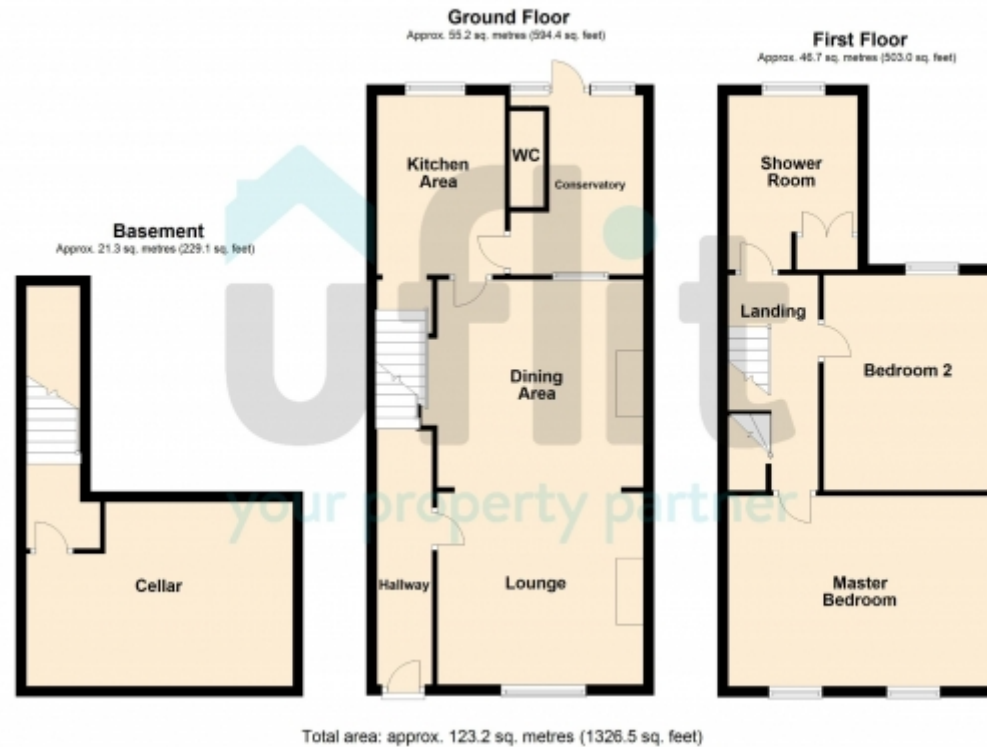
A beautifully presented modern shower room comprising of a large walk-in shower and screen, wash hand basin and a low level wc. Partially panelled walls with complimentary flooring, heated towel rail, built-in storage and a rear facing upvc window.

Outside

Set back on a service road with ample road side parking, a gate opens to steps leading to the front door and a stone wall protects an elevated lawned garden with manicured borders. To the rear a real treat, a seating area with a brick built out house leads to an extensive raised lawned garden with maintained borders, low maintenance Asto turf with a bespoke seating area and garden shed. Beyond a tiered garden awaits with mature shrubbery and fruit trees this in turn leads to large

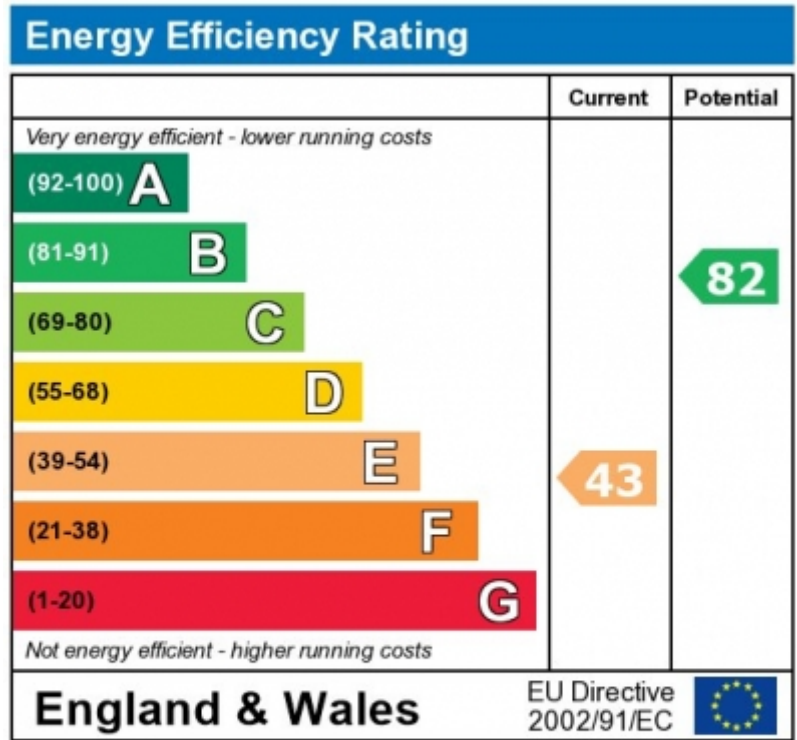
garage which is accessed via a private road. All this and overlooking woodland creating a fabulous family home.





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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