



£180,000 Guide Price

Buckleigh Road, Wath-upon-Dearne, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous Three Bedroom Family Home
- Tastefully Appointed Throughout
- Open Plan Lounge/ Diner with an Extended Conservatory
- Modern Kitchen
- Extensive Enclosed Rear Garden
- Driveway Providing Ample Off-Road Parking
- Desirable Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £180,000 to £190,000

A FABULOUS FIRST TIME BUYERS ABODE...YOU MUST COME AND SEE ON BUCKLEIGH ROAD...!

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

## Main Particulars

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Uflit are highly delighted to welcome to the market this fabulous three bedroom semi detached property, tastefully appointed throughout. The property boasts a spacious open plan lounge/ diner with an additional conservatory and a modern fully fitted kitchen. To the first floor three double bedrooms and a family bathroom. The property commands a fabulous position with a driveway providing off road parking and an extensive rear garden with a patio area adds to the desirability of this property. Located in a quiet and desirable area of Wath Upon Dearne close to local amenities, excellent transport links and schools. The property also benefits from fitted blinds and an alarm system. This property won't wait for you. Don't Delay CALL UFLIT TODAY 01 709 912730.

Council Tax Band: A

Tenure: Freehold

### Entrance hall

Entering through a glazed upvc door to a cosy cloak room hallway with tiled flooring seamlessly flowing through to the kitchen area, carpeted spindled stairs lead to first floor accommodation with a large understairs storage cupboard, further side facing upvc window, two radiators and an opening to the lounge.

**Kitchen** w: 2.7m x l: 3.1m (w: 8' 10" x l: 10' 2")

A modern fitted kitchen with a range of wall and base units with complimentary work surface areas and stylish tiled back panels. Appliances to include an eye level built in oven with microwave above, gas hob with extractor fan, integrated dishwasher and washing machine. A side facing upvc window allows light whilst spot lighting creates the mood and a glazed upvc door opens to the conservatory.

**Open Plan Lounge/Diner** w: 4.1m x l: 7.1m (w: 13' 5" x l: 23' 4")

A spacious open plan living area where laminate flooring seamlessly flows throughout, a feature fire place catches the eye and a radiator creates warmth. A front facing upvc bay 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.

**Conservatory** w: 4.4m x l: 3m (w: 14' 5" x l: 9' 10")

A fabulous addition to the property benefitting from French doors opening to the garden, ceiling fan and laminate flooring.

### FIRST FLOOR:

**Landing**

A carpeted spindled landing with a side facing upvc window and doors giving access to three bedrooms and the family bathroom.

**Master bedroom** w: 4.2m x l: 4m (w: 13' 9" x l: 13' 1")

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

**Bedroom 2** w: 4.2m x l: 3.1m (w: 13' 9" x l: 10' 2")

A further double bedroom with a range of fitted wardrobes , carpeted flooring, radiator, a rear facing upvc window and a loft hatch with ladder to a fully boarded loft creating storage.

**Bedroom 3** w: 3m x l: 2.9m (w: 9' 10" x l: 9' 6")

A third double bedroom with bespoke shelving and mood lighting, carpeted flooring, radiator and a front facing upvc window.

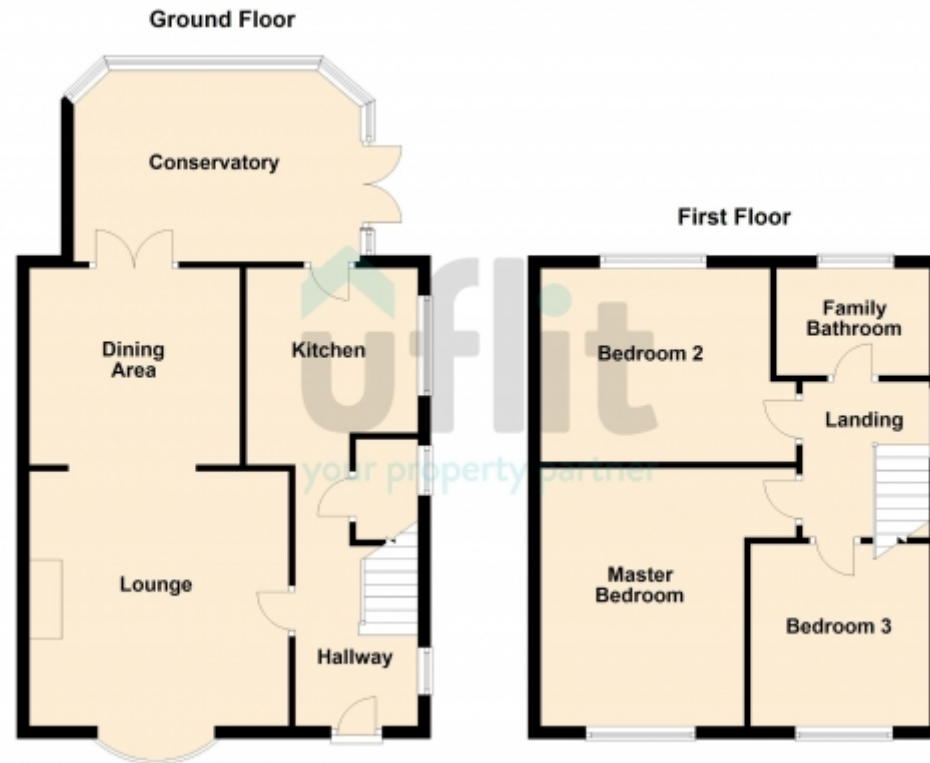
**Family Bathroom** w: 2.4m x l: 1.7m (w: 7' 10" x l: 5' 7")

Comprising of a paneled bath with overhead shower, wash hand basin and a low level wc. Fully tiled walls with feature borders contrasting vinyl flooring, heated towel rail, a rear facing upvc window and built in storage.

**Outside**

A delicate walled frontage protects a driveway providing ample off road parking. Side gated access to the rear where an extensive garden awaits with a decked patio with balustrades leads to a large lawned garden with a garage beyond 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 © 2024 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5PS

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