



£170,000 Guide Price

Sheffield Lane, Catcliffe, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- First Time Buyer/ Growing Family Home
- Three Bedrooms
- Open Plan Lounge/Diner
- Modern Family Bathroom
- Beautiful Landscaped Gardens
- Driveway & Detached Garage
- Popular Location
- MUST BE VIEWED!

Property Description

GUIDE PRICE £170,000 to £180,000

FIRST-TIME BUYERS, A PROPERTY ALL READY FOR YOU...DON'T HESITATE TO CALL AND VIEW...!

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

Main Particulars

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FIRST-TIME BUYERS, A PROPERTY ALL READY FOR YOU...DON'T HESITATE TO CALL AND VIEW...!

Uflit are delighted to welcome to the market this spacious three bedroom semi detached property, tastefully appointed throughout. The ground floor boasts an entrance hallway, large open plan lounge/ diner and a modern fitted kitchen. To the first-floor three ample sized bedrooms and a beautiful family bathroom. The outside of the property benefits from a driveway providing off-road parking leading to a detached garage and a low maintenance decorative frontage. To the rear a stunning landscaped garden awaits with bespoke patio areas wrapping around low maintenance Astro turf gardens. Located in a quiet and popular area of Catcliffe close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Leasehold

Entrance hall

Entering through a glazed upvc door withy glazed side panel to a cosy hallway, carpeted stairs lead to the first-floor accommodation, radiator and a solid wood door giving access to the lounge.

Lounge/diner w: 7.1m x l: 4m (w: 23' 4" x l: 13' 1")

A spacious living area with a decorative fire place withy marble facade, a radiator adds further warmth and a front facing upvc window creates an abundance of light. Carpet splits to laminate through to the offset dining area creating a sense of separation with a rear facing upvc window, further radiator and a solid wood door giving access to the kitchen.

Kitchen w: 1.9m x l: 2.9m (w: 6' 3" x l: 9' 6")

A modern fitted kitchen featuring a range of wall and base units with complimentary worksurface areas, tiled back panels and a counter top sink. Integrated appliances to include a gas hob, built-in electric oven and extractor, washing machine and fridge freezer. Tiled flooring flowing throughout, spot lighting and a useful understairs storage utilises space. Rear facing upvc window and a glazed upvc door to the rear garden.

FIRST FLOOR:

Landing

A carpeted landing with a side facing upvc window, solid wood doors giving access to three bedrooms, family bathroom and a loft hatch for further storage.

Master bedroom w: 3m x l: 3.6m (w: 9' 10" x l: 11' 10")

A spacious master bedroom with carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3m x l: 3.4m (w: 9' 10" x l: 11' 2")

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

Bedroom 3 w: 2m x l: 2.2m (w: 6' 7" x l: 7' 3")

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

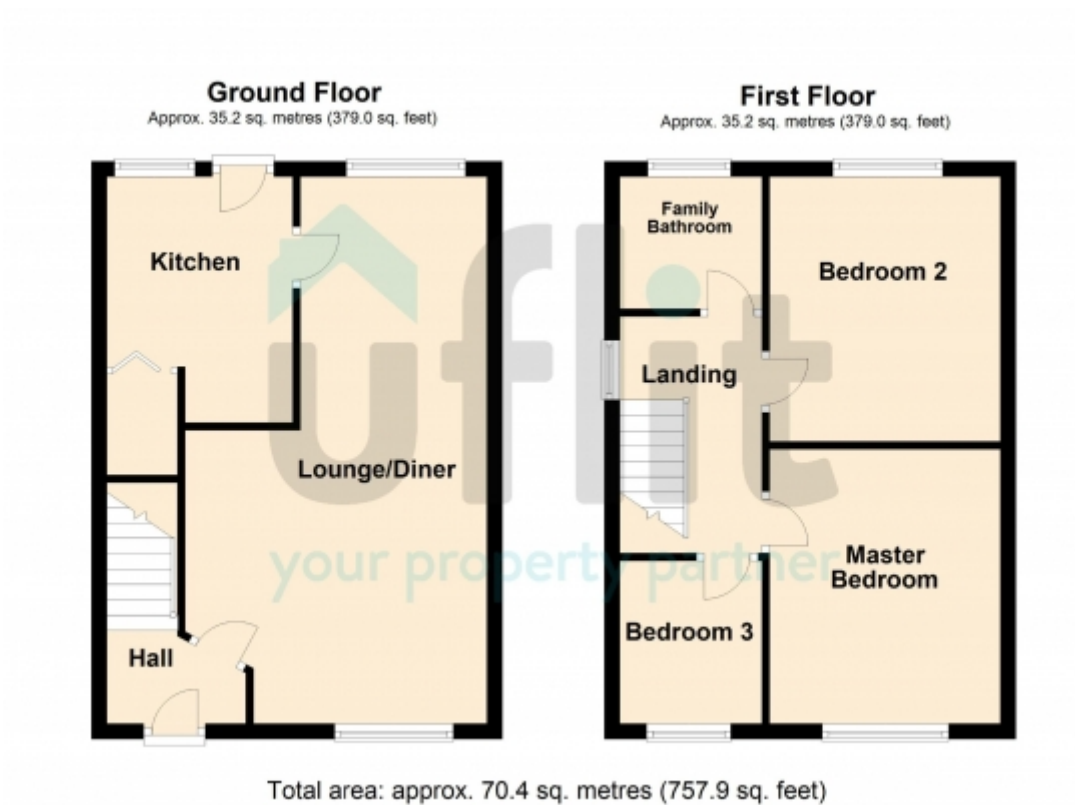
Family Bathroom w: 2m x l: 1.7m (w: 6' 7" x l: 5' 7")

A beautiful family bathroom comprising of a panelled bath with overhead shower and screen, a vanity unit housing both low level wc and wash hand basin providing storage. Partially tiled walls with complimentary tiled flooring, heated towel rail, spot lighting and a rear facing upvc window.

Outside

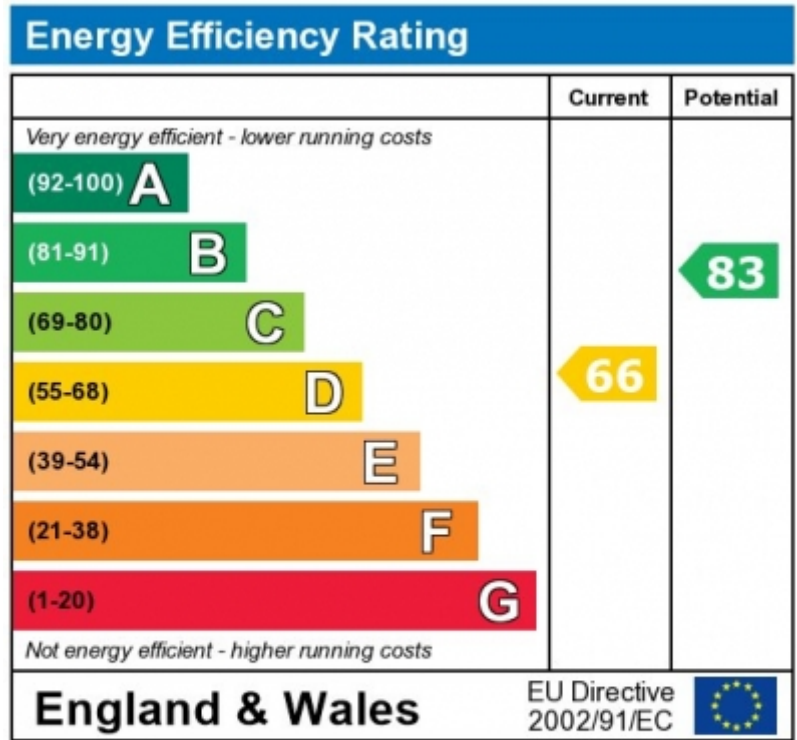
A delicate wall with manicured foliage protects a low maintenance decorative stone garden with a driveway providing off-road parking leading to the detached garage. Gated access opens to a fabulous landscaped enclosed rear garden with bespoke paved patios wrapping around a low maintenance Astro turf and raised sleeper decorative borders.





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

Telephone: 01709 912730



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