



£200,000 OIRO

Armistead Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms Master with Ensuite
- Spacious Lounge/ Diner
- Breakfast Kitchen
- Downstairs WC
- Landscaped Rear Garden with Summer House
- Driveway Providing Off Road Parking
- Desirable Location
- VIEWING ESSENTIAL!

Property Description

A FABULOUS PROPERTY AWAITING YOU...ON A QUIET CUL-DE-SAC, ARMISTEAD AVENUE...!

Uflit are more than delighted to welcome to the market this beautifully appointed three bedroom family home offering modern living throughout.

Main Particulars

A FABULOUS PROPERTY AWAITING YOU...ON A QUIET CUL-DE-SAC, ARMISTEAD AVENUE...!

Uflit are more than delighted to welcome to the market this beautifully appointed three bedroom family home offering modern living throughout. Located on a quiet cul-de-sac in the heart of this highly desirable area of Brinsworth within easy reach of local amenities, excellent transport links and schools. In brief, a light and warm hallway with downstairs WC, modern breakfast kitchen and a spacious lounge/ diner creating a fabulous entertaining area with tastefully fitted french doors opening out on to the rear garden which in turn allows for further entertaining. To the first floor three bedrooms, master with ensuite and a modern family bathroom. To the outside an open aspect frontage with a driveway providing ample off-road parking. To the rear an enclosed beautifully landscaped private garden with bespoke patio area and a large summer house adds to the attraction. All this and more to be found at this BEAUTIFUL FAMILY HOME. Don't Delay Call Uflit Today 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

A canopy invites you to a glazed solid wood door to a light and warming hallway with a feature wall. Vinyl flooring seamlessly flows through to the breakfast kitchen leading to carpeted spindled stairs to first floor accommodation and a radiator adds warmth. Doors give access to a storage cupboard, lounge, kitchen and downstairs WC.

Downstairs WC

Comprising of a low level WC, wash hand basin with tiled back panel, radiator, front facing upvc window and a continuation of the vinyl flooring.

Lounge/diner w: 4.6m x l: 4.4m (w: 15' 1" x l: 14' 5")

A light and spacious living area with french doors and further side panels allowing an abundance of light to flow through whilst opening out onto the rear garden. A beautiful fireplace adopts a feature wall, laminate flooring, two radiators add warmth and a large storage cupboard utilises space.

Breakfast kitchen w: 2.3m x l: 3.8m (w: 7' 7" x l: 12' 6")

This modern kitchen comprises of a range of wall and base units with complimentary worksurface areas, tiled back panels and a breakfast bar. Integrated appliances to include built-in electric oven, gas hob with stainless steel back panel, extractor fan, dishwasher and plumbing for further utilities. A front facing upvc window illuminates, a radiator adds warmth and vinyl flooring flows throughout.

FIRST FLOOR:

A galleried carpeted landing with spindled banister, radiator and doors giving access to three bedrooms, family bathroom and over stairs storage.

Master bedroom w: 2.6m x l: 4.3m (w: 8' 6" x l: 14' 1")

A spacious master bedroom with feature wall, carpeted flooring, rear facing upvc window, radiator, a door giving access to the ensuite and a loft hatch with ladder to a partially boarded loft.

Ensuite w: 2.6m x l: 1.3m (w: 8' 6" x l: 4' 3")

A beautiful ensuite with a built-in shower, wash hand basin and low level WC, partially tiled walls, vinyl flooring and radiator.

Bedroom 2 w: 2.6m x l: 3.1m (w: 8' 6" x l: 10' 2")

A further double bedroom with carpeted flooring, radiator and front facing upvc window.

Bedroom 3 w: 1.9m x l: 2.7m (w: 6' 3" x l: 8' 10")

An ample sized third bedroom with laminate flooring, radiator and a rear facing upvc window.

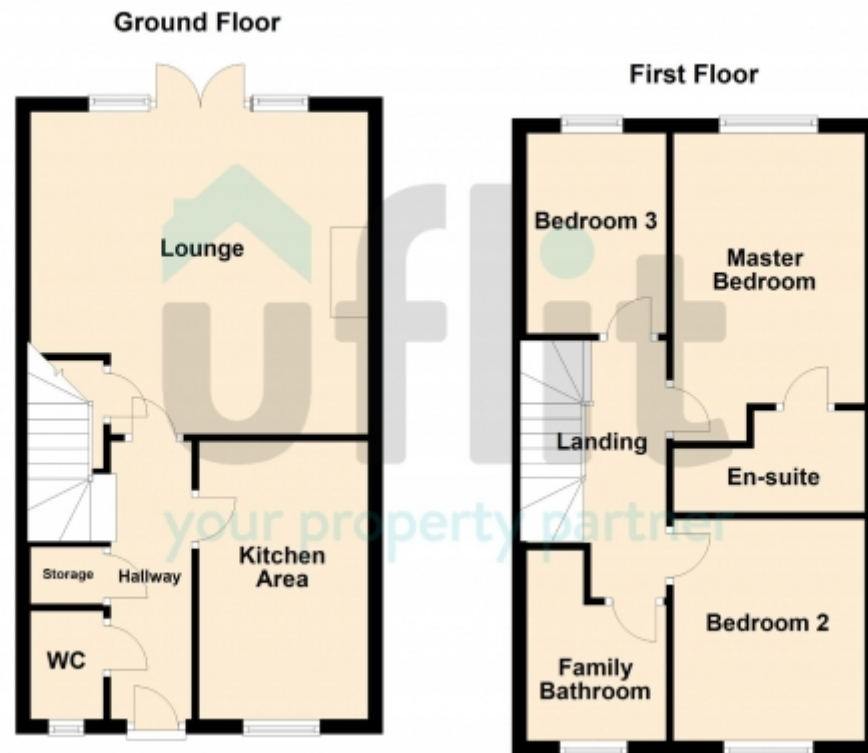
Family Bathroom w: 1.9m x l: 2.4m (w: 6' 3" x l: 7' 10")

A modern family bathroom benefiting from a panelled bath, wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, radiator and a front facing upvc window.

Outside

Located on a quiet cul-de-sac with an attractive open aspect frontage with a driveway providing ample off-road parking and decorative borders. Side gated access opens to a fantastic landscaped rear enclosed garden with a bespoke Indian stone paved patio leading to a delicately tiered lawned garden with beautiful manicured borders. A fabulous addition is a large summer house with heating and air-conditioning.





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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