



£150,000 Guide Price

Big Six, Wood Lane, Treeton, Rotherham

Terraced House | 3 Bedrooms | 2 Bathrooms

01709 912730



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# Step Inside

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## Key Features

- A Fabulous Terrace Property
- Three DOUBLE Bedrooms
- Two Reception Rooms
- Beautiful Period Features
- Downstairs Wet Room and First Floor Family Bathroom
- Cellar
- A Fantastic Secret Garden
- Garage Providing Off Road Parking
- Highly Sought-After Location
- MUST BE VIEWED!

## Property Description

GUIDE PRICE £150,000 to £160,000

A SECRET GARDEN FOR THE FAMILY TO ENTERTAIN...BEYOND THIS BEAUTIFUL PROPERTY ON WOODLANE...!

## Main Particulars

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Uflit are delighted to welcome to the market this beautiful three double bed 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. A lounge full of character, a further dining reception area, kitchen and a large downstairs wet room. To the first floor two double bedrooms and a family bathroom. The second floor offers a master bedroom all to oneself and a cellar creates additional storage. The outside benefits from a low maintenance frontage with road side parking. To the rear a patio courtyard and beyond an amazing secret garden with further patio area and garage. Located in the heart of Treeton, close to local amenities, excellent transport links and schools. A stunning terrace property at an affordable price. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Parking options: Off Street

Garden details: Private Garden

### Entrance hall

Entering through a front glazed upvc door with overhead sky light to a carpeted corridor hallway. High ceilings and skirting emulate throughout the property and retain character and a delicate arch retains its charm. Doors give access to the two reception rooms and cellar.

**Lounge** w: 3.8m x l: 3.8m (w: 12' 6" x l: 12' 6")

Featuring a beautiful feature fire surround with marble façade, a large window creates an abundance of light and a radiator adds warmth. Decorative period features and carpeted flooring.

**Dining room** w: 5m x l: 3.6m (w: 16' 5" x l: 11' 10")

A beautiful second reception room where your eyes are drawn to this stunning chimney breast sheltering an ornate log burner with a striking feature wall. Vinyl flooring, rear facing upvc window, radiator, a door to the kitchen and a further door opens to carpeted stairs leading to the first-floor accommodation.

**Kitchen** w: 2.4m x l: 2.5m (w: 7' 10" x l: 8' 2")

Featuring a range of wall and base units with complimentary solid wood worksurface areas with tiled back panels and a counter top sink, built-in double electric oven,

electric hob, extractor fan and plumbing for further utilities. Vinyl flooring, radiator, side facing upvc window and a glazed upvc barn door to the rear garden with further door to the wet room.

**Wet Room** w: 1.6m x l: 3.3m (w: 5' 3" x l: 10' 10")

A large purpose-built wet room with shower area, vanity sink and a low level wc. Fully tiled with heated towel rail and a side facing upvc window.

### **FIRST FLOOR:**

A split landing with doors giving access to two bedrooms, family bathroom, a large storage cupboard and further stairs to the second floor.

**Bedroom 2** w: 4.2m x l: 3.9m (w: 13' 9" x l: 12' 10")

A double bedroom with a feature wall, carpeted flooring, radiator, front facing upvc window and built-in storage.

**Bedroom 3** w: 3.4m x l: 3.7m (w: 11' 2" x l: 12' 2")

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

**Family Bathroom** w: 2.6m x l: 2.7m (w: 8' 6" x l: 8' 10")

A well-presented bathroom comprising of a panelled bath, wash hand basin and wc. Tiled walls with feature borders, vinyl flooring, radiator and a rear facing upvc window.

### **SECOND FLOOR:**

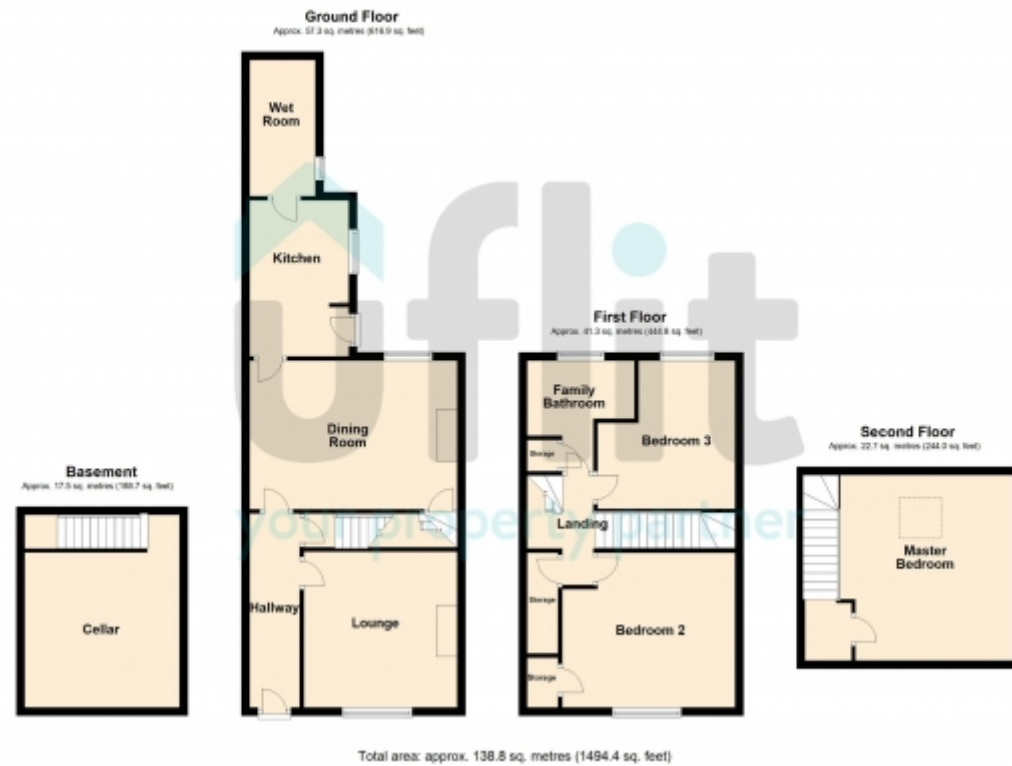
**Master bedroom** w: 4.2m x l: 4.5m (w: 13' 9" x l: 14' 9")

Adopting the whole of this floor is the master bedroom with carpeted flooring, radiator, Velux window and eaves storage.

### **Outside**

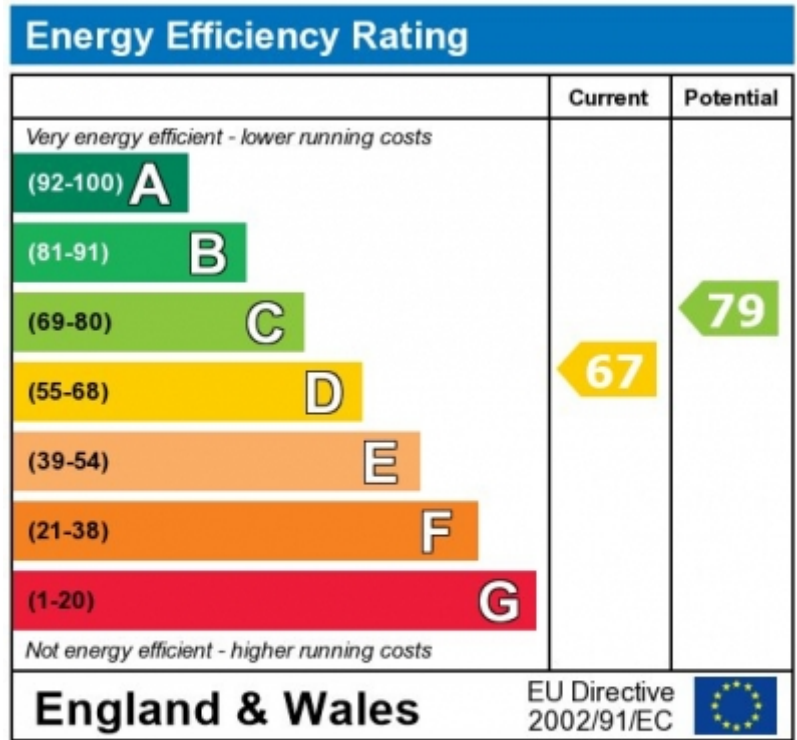
A walled frontage with a low maintenance stoned garden. To the rear a real treat, a paved patio courtyard and beyond an offset secret garden awaits where a lawned garden with decorative borders leads to a further garden and garage all enclosed with two garden sheds.





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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