



£160,000 OIRO

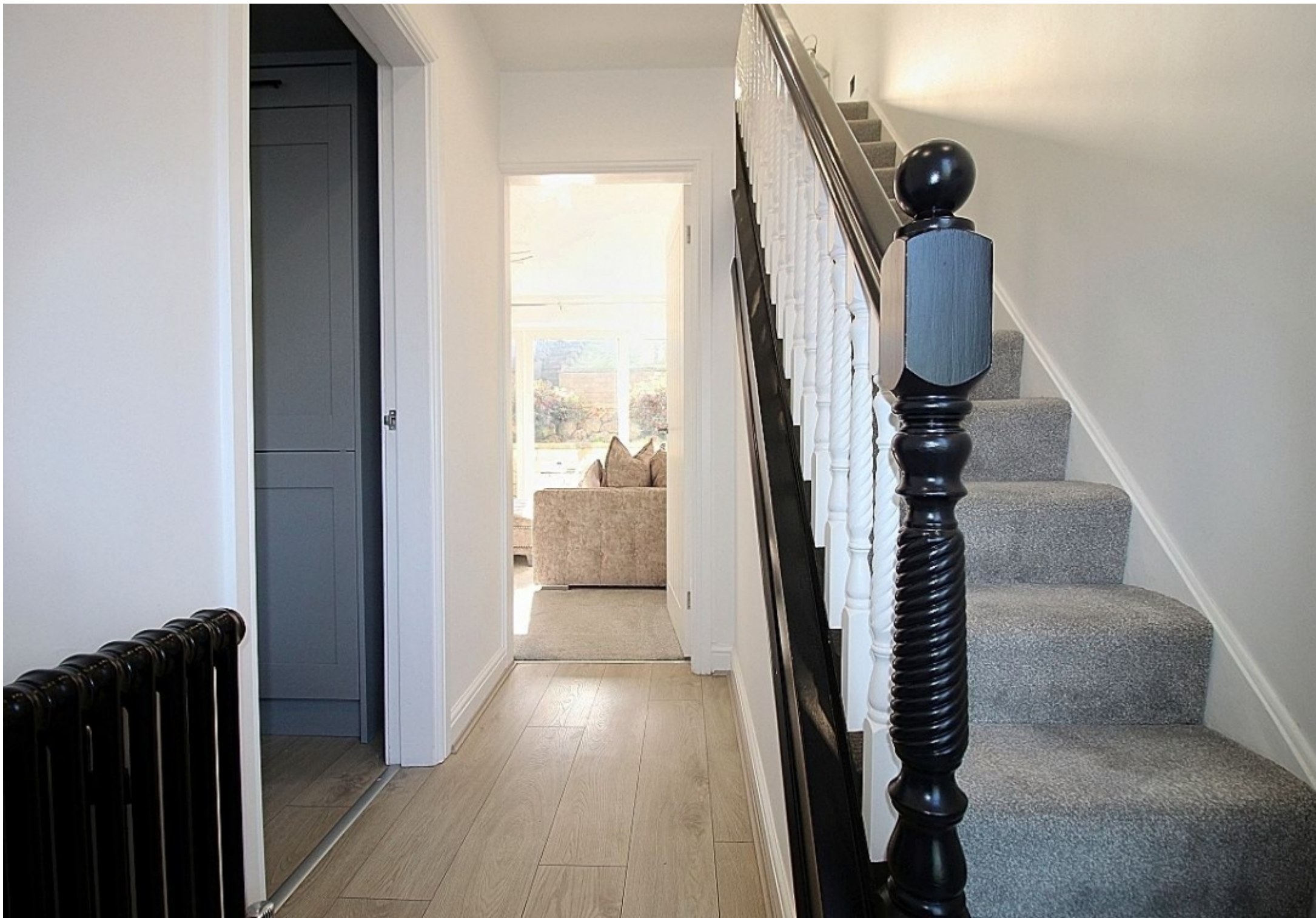
Sunnybank Crescent, Brinsworth, Rotherham

Semi-Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Fabulous First Time Buyer Home
- Two Double Bedrooms
- Immaculately Presented Throughout
- Beautifully Presented Modern Bathroom
- Large Detached Garage
- Driveway Providing Ample Off-Road Parking
- Landscaped Enclosed Rear Garden
- Highly Desirable Location
- VIEWING HIGHLY ADVISED!

Property Description

FIRST TIME BUYERS, TO BE PERFECTLY FRANK...ITS THE BEST OF IT'S KIND, ON SUNNYBANK...!

Uflit would like to welcome to market this immaculately presented two bedroom semi detached property, ideally suited to the first-time buyer.

Main Particulars

FIRST TIME BUYERS, TO BE PERFECTLY FRANK...ITS THE BEST OF ITS KIND, ON SUNNYBANK...!

Uflit would like to welcome to market this immaculately presented two bedroom semi detached property, ideally suited to the first-time buyer. The property boasts a modern kitchen and a beautifully appointed living room with a stylish media wall, two double bedrooms and a beautifully appointed family bathroom. To the outside a low maintenance frontage with delicately tiered gardens and a driveway providing off-road parking leading to an exceptionally large adjoining garage. The landscaped tiered rear garden provides several entertaining areas and a modern decked patio area. Located in the ever popular area of Brinsworth close to local amenities to include an abundance of vibrant shops bistro and bars, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

Entering through a stylish composite door with side glazed panel to a hallway with laminate flooring seamlessly flowing through to the kitchen. Designer radiator, spot lighting, carpeted spindled stairs and doors giving access to the lounge and kitchen.

Lounge w: 4.2m x l: 3.6m (w: 13' 9" x l: 11' 10")

A beautifully appointed lounge with a fabulous media wall adopting the tv and a stunning fire, carpeted flooring, designer radiator and understairs storage. A beautiful addition to this property is the rear patio doors with a large glazed side panel overlooking the rear garden and allowing an abundance of light through this space.

Kitchen w: 2.7m x l: 2.4m (w: 8' 10" x l: 7' 10")

A beautiful kitchen featuring a range of modern shaker wall and base units with complimentary worksurface areas, counter top resin sink and tiled back panels, Appliances to include a built-in oven, hob, extractor fan and integrated fridge/ freezer. Vinyl flooring, spot lighting and a front facing upvc window.

FIRST FLOOR:

A carpeted landing giving access to two double bedrooms, family bathroom, built-in storage cupboard and a loft hatch.

Bedroom 1 w: 3.3m x l: 3.3m (w: 10' 10" x l: 10' 10")

A double bedroom with a beautiful feature wall, large over stairs storage cupboard, carpeted flooring, radiator, spot lighting and two front facing upvc windows.

Bedroom 2

w: 3.3m x l: 2.3m (w: 10' 10" x l: 7' 7")

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

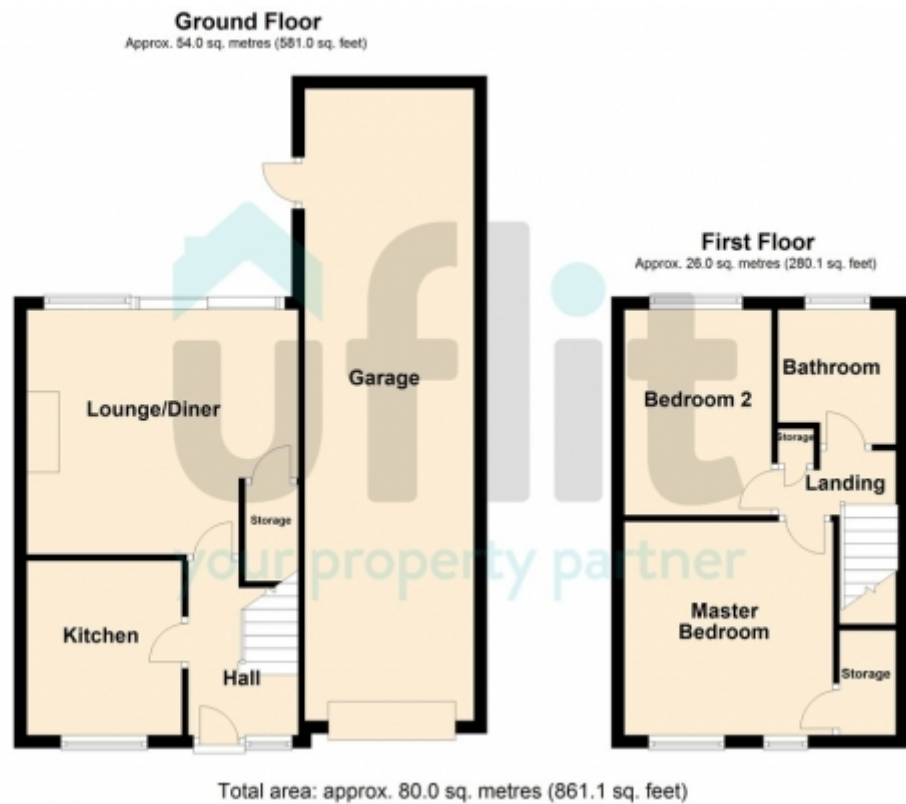
Family Bathroom w: 2.1m x l: 1.8m (w: 6' 11" x l: 5' 11")

A stunning family bathroom with a panelled bath with overhead double shower and screen, a floating vanity wash hand basin with storage and a low level wc. Beautifully tiled throughout, wall mounted heated towel rail, spot lighting and a rear facing upvc window.

Outside

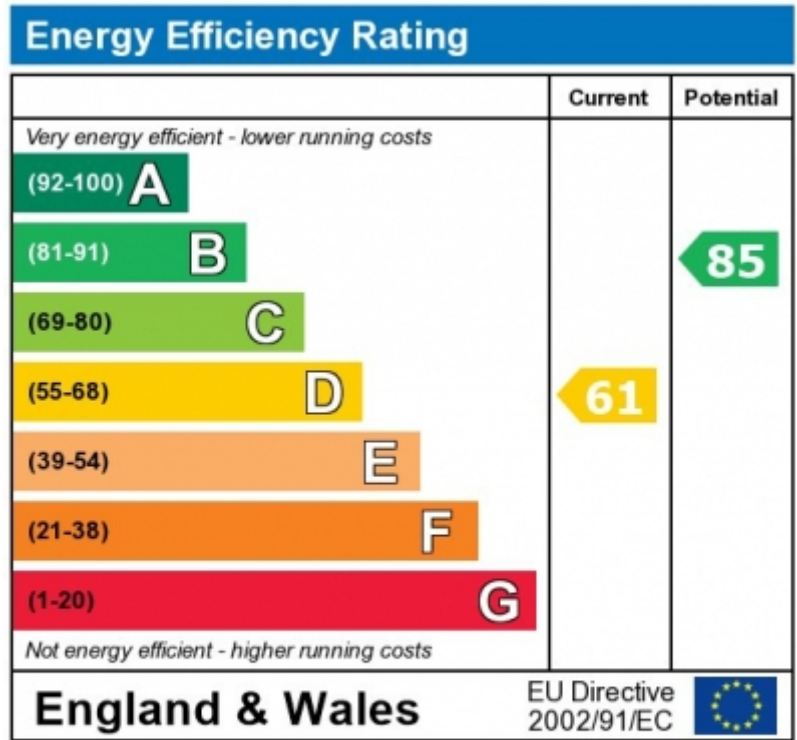
The property commands an elevated position overlooking woodlands. To the front a wall protects delicately tiered low maintenance manicured gardens and a driveway provides off road parking which in turn leads to a large adjoining garage. To the rear an enclosed landscaped tiered garden with a paved patio area with steps leading to three tiered areas featuring a lawned garden and a further paved sun terrace, further steps lead to further lawned gardens and this leads to a beautifully erected decked area. The benefit of this property is its elevated position admiring the views.





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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