



£150,000 OIRO

Edmund Avenue, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Three Bedrooms
- Tastefully Appointed
- Open Plan Kitchen/ Diner
- Spacious Lounge
- Driveway Providing Off Road Parking
- Desirable Location
- MUST BE VIEWED!

Property Description

FIRST-TIME BUYERS A PERFECT PROPERTY FOR YOU...COMMANDING AN ELEVATED POSITION ON EDMUND AVENUE...!

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

Main Particulars

FIRST-TIME BUYERS A PERFECT PROPERTY FOR YOU...COMMANDING AN ELEVATED POSITION ON EDMUND AVENUE...!

Uflit are more than delighted to welcome to the market this three bedroom semi detached property, tastefully appointed throughout. Commanding an elevated position on a quiet cul-de-sac. The ground floor boasts a entrance hall, spacious lounge and an open plan kitchen diner. To the first floor three ample sized bedrooms and a family bathroom. The outside of the property benefits from a driveway providing off-road parking and patio area. To the side and rear a paved path wraps around the property to form a patio area with further lawned gardens sheltered by a bespoke pagoda. Located in a quiet and desirable area of Brinsworth, close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

Entering through a glazed upvc door to a cosy hall, carpeted stairs lead to the first floor accommodation and a door giving access to the lounge.

Lounge w: 3.6m x l: 4.9m (w: 11' 10" x l: 16' 1")

A spacious living area with bespoke panelled feature walls, a radiator adds warmth and a front facing upvc window creates an abundance of light. Laminate flows throughout and a door gives access to the kitchen.

Kitchen/diner w: 4.6m x l: 3.2m (w: 15' 1" x l: 10' 6")

A 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 fan. Laminate flooring, a useful understairs storage utilises space, two rear facing upvc windows and a glazed upvc door to the rear garden.

FIRST FLOOR:

Landing

A carpeted landing with doors giving access to three bedrooms, family bathroom, storage cupboard and access to the loft.

Master bedroom w: 4m x l: 3m (w: 13' 1" x l: 9' 10")

A spacious master bedroom with carpeted flooring, radiator, a rear facing upvc window and over stairs storage.

Bedroom 2 w: 2.5m x l: 3.2m (w: 8' 2" x l: 10' 6")

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

Bedroom 3 w: 2m x l: 3.2m (w: 6' 7" x l: 10' 6")

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

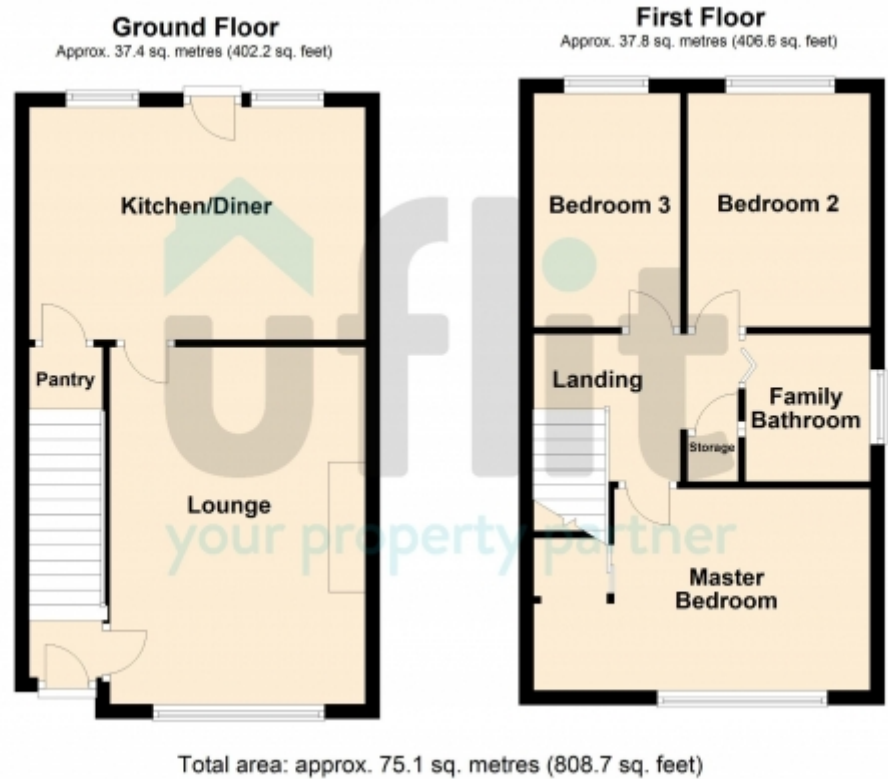
Family Bathroom w: 1.7m x l: 2m (w: 5' 7" x l: 6' 7")

Comprising of a panelled bath with overhead shower and screen, low level wc and wash hand basin. Fully tiled walls with feature borders and complimentary flooring, heated towel rail and a side facing upvc window.

Outside

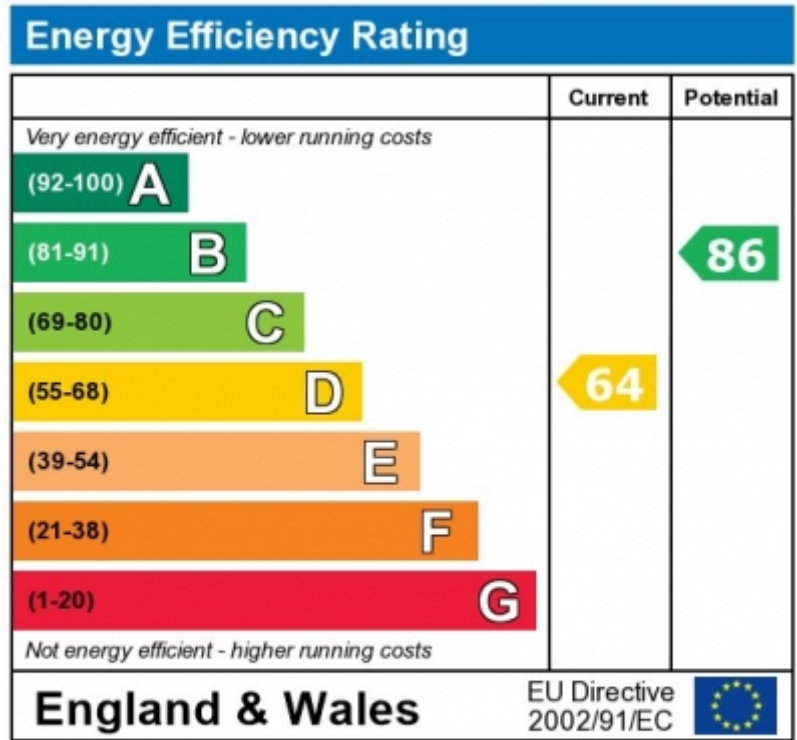
The property commands an elevated position with an open aspect frontage with a driveway providing off-road parking and a delicate wall shelters a lawned garden with patio areas. A paved path wraps around the property to the rear where a bespoke pagoda shelters a lawned garden and garden shed.





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



www.uflit.co.uk