



£150,000 Guide Price

High Street, Whiston, Rotherham

Terraced House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Two Double Bedrooms
- Beautifully Appointed Throughout
- Spacious Lounge
- Modern Bathroom and Kitchen
- Conservatory
- Seperate WC
- Enclosed Rear Garden
- Desirable Location
- VIEWING ESSENTIAL!

## Property Description

GUIDE PRICE £150,000 to £160,000

A BEAUTIFUL PROPERTY DEFINITELY WORTH A LOOK...IN A DESIRABLE AREA WITH A TRANQUIL BROOK...!

Uflit are delighted to welcome to the market this beautifully appointed two double bedroom property offering spacious and modern living throughout.

## Main Particulars

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A BEAUTIFUL PROPERTY DEFINITELY WORTH A LOOK...IN A DESIRABLE AREA WITH A TRANQUIL BROOK...!

Uflit are delighted to welcome to the market this beautifully appointed two double bedroom property offering spacious and modern living throughout and being ideally suited to the first-time buyer. Briefly comprising of a spacious open plan lounge and a modern fitted breakfast kitchen with an all year round conservatory beyond. To the first floor, two double bedrooms, a family bathroom with separate wc. The property is hidden away beyond a communal green with a tranquil brook and a low maintenance manicured frontage. To the rear of the property is an enclosed landscaped garden with patio area ideal for summer entertaining. Located in the heart of a quiet and desirable area of Whiston, close to all local amenities, excellent transport links and schools. In all, a FABULOUS FAMILY HOME not to be missed. Call Uflit to arrange a viewing today 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 4.7m x l: 3.6m (w: 15' 5" x l: 11' 10")

Entering through a glazed upvc door where carpet seamlessly flows throughout with an open carpeted solid oak spindled staircase leading to the first-floor accommodation with understairs recess utilising space. A stunning fire place creates a feature with solid stone bed, two front facing UPVC windows offer an abundance of light whilst a radiator adds warmth and a solid wood door gives access to the breakfast kitchen.

**Breakfast kitchen** w: 4.7m x l: 2.5m (w: 15' 5" x l: 8' 2")

A modern fitted kitchen comprising of a range of wall and base units with complimentary worksurface areas and tiled back panels. Integrated appliances to include a built-in double oven, five burner gas hob and extractor fan with plumbing for further utilities. Vinyl flooring seamlessly flows throughout, a radiator adds to the warmth and a rear facing upvc window along with a glazed solid wood barn door to the conservatory illuminates.

**Conservatory** w: 2.8m x l: 3.2m (w: 9' 2" x l: 10' 6")

A fabulous addition to the property benefitting from an all year round roof, radiator, tiled flooring and French doors opening up onto the rear garden.

### FIRST FLOOR:

#### Landing

A carpeted solid wood spindled landing with loft hatch creating additional storage and solid wood doors give access to two double bedrooms, the family bathroom, separate wc and an over stairs storage cupboard.

**Bedroom 1** w: 2.9m x l: 3.7m (w: 9' 6" x l: 12' 2")

An ample size master bedroom with feature wall, front facing UPVC window, radiator and carpeted flooring.

**Bedroom 2** w: 3.7m x l: 2.5m (w: 12' 2" x l: 8' 2")

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

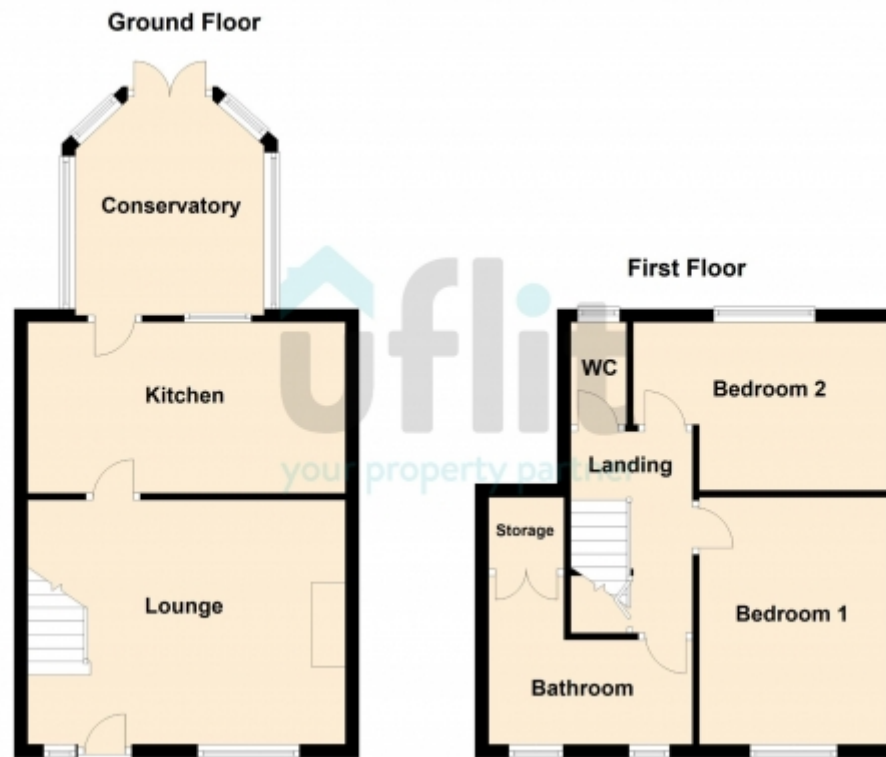
**Family Bathroom** w: 3m x l: 2.5m (w: 9' 10" x l: 8' 2")

A modern bathroom comprising of a panelled bath with overhead shower and screen, wash hand basin and low level wc. Partially tiled walls with contrasting vinyl flooring, radiator, a large storage cupboard and a front feature portal window along with a further upvc window.

### **Outside**

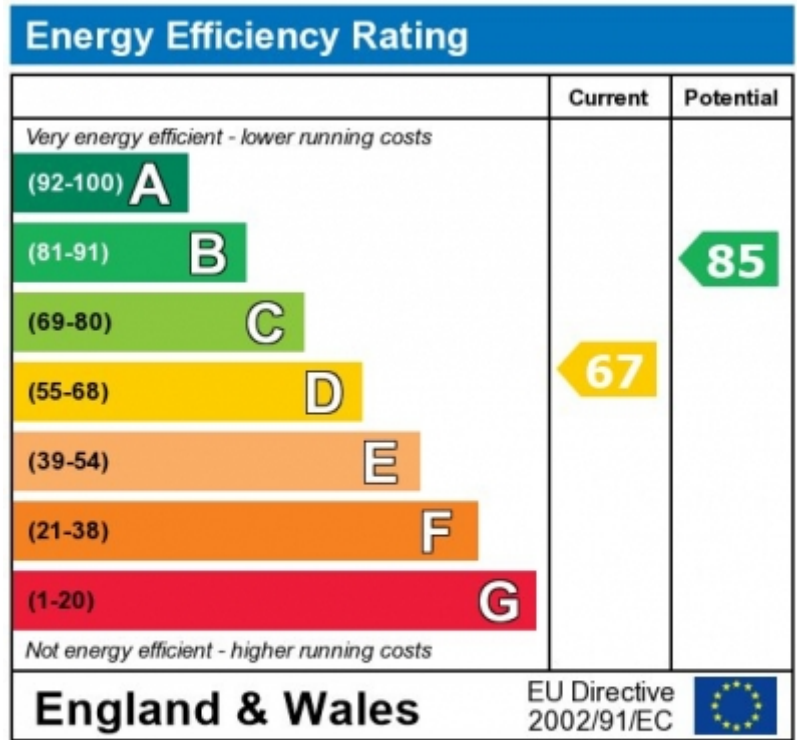
The property sits back from the road side beyond a communal green and tranquil brook with a low maintenance lawned garden with manicured borders. Side gated access to the rear where a paved seating area leads to a lawned garden boarded with decorative slate and a garden shed.





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

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