



£175,000 OIRO

Kent Avenue, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Ample Size Bedrooms
- Modern Spacious Lounge
- Kitchen Diner
- Corner Plot Position
- Driveway Providing Ample Off-Road Parking
- Enclosed Landscaped Rear Garden
- VIEWING HIGHLY ADVISED!

## Property Description

IF IT'S A HOUSE THAT'S BEAUTIFULLY PRESENTED THAT INTERESTS YOU...THEN LOOK WHAT WE'VE FOUND ON KENT AVENUE...!

Uflit are more than delighted to welcome to the market this Three bedroom family home offering SPACIOUS and MODERN LIVING throughout.

## Main Particulars

IF IT'S A HOUSE THAT'S BEAUTIFULLY PRESENTED THAT INTERESTS YOU...THEN LOOK WHAT WE'VE FOUND ON KENT AVENUE...!

Uflit are more than delighted to welcome to the market this Three bedroom family home offering SPACIOUS and MODERN LIVING throughout. To the downstairs accommodation this well proportioned home boasts a welcoming cloakroom leading to a bright and spacious living room and the heart and hub of the home is the open plan kitchen diner. To the upstairs accommodation three large bedrooms and a family bathroom. To the outside beautiful manicured gardens and a stunning enclosed rear garden with bespoke seating areas and low maintenance Astro turf garden adds to the attraction, all this can be found at this FANTASTIC FAMILY HOME. The property also comes with a range of fitted blinds. Located in the heart of this popular area of Rawmarsh close to local amenities, excellent transport links and schools. Viewing is highly recommended. Don't delay call Uflit today 01709 912730.

Council Tax Band: A

Tenure: Freehold

### Entrance hall

A delicate canopy invites you through a glazed composite door to a welcoming hallway featuring laminate flooring which leads to spindled carpeted stairs to first floor accommodation with useful understairs storage, radiator, a side facing upvc window and a door gives access to the lounge with an opening to the kitchen.

**Lounge** w: 4.5m x l: 3.3m (w: 14' 9" x l: 10' 10")

A beautiful living area with a stunning feature wall, a front facing upvc window allows the light to flow through this entire space, a continuation of the laminate flooring and a radiator adds warmth.

**Breakfast Kitchen/ Diner** w: 6.6m x l: 3m (w: 21' 8" x l: 9' 10")

A great open plan family entertainment space and the heart and hub of this family home comprising of a range of wall and base units with complimentary work surface areas, a counter top composite sink and tiled back panels. A fabulous range oven takes centre stage with an eight burner gas hob and plumbing for further utilities, further units cleverly adopt a recess utilising space. To the dining area a radiator and modern laminate flooring seamlessly flowing throughout this space, three rear facing upvc windows, a glazed upvc doors opens to the undercover area and further built in storage cupboards.

### FIRST FLOOR:

#### Landing

A carpeted spindled landing with a side facing upvc window, loft hatch giving access to the loft creating additional space. Doors giving access to master bedroom, two further bedrooms and the family bathroom.

**Master bedroom** w: 4.5m x l: 3.3m (w: 14' 9" x l: 10' 10")

A master bedroom with a front facing upvc window, carpeted flooring and radiator.

**Bedroom 2** w: 4.5m x l: 3m (w: 14' 9" x l: 9' 10")

A further double bedroom with feature wall, a bespoke built in bed, rear facing upvc window, radiator, carpeted flooring and further built in storage.

**Bedroom 3** w: 2.8m x l: 2.5m (w: 9' 2" x l: 8' 2")

A further large bedroom with a built in bed creating storage, carpeted flooring, radiator and a front facing upvc window.

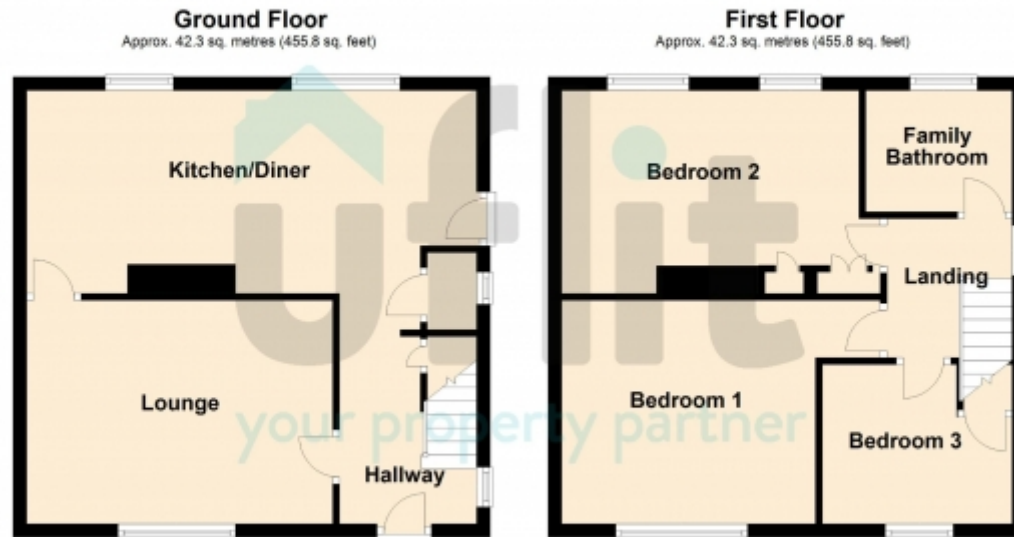
**Family Bathroom** w: 2.1m x l: 1.7m (w: 6' 11" x l: 5' 7")

A modern family bathroom comprises of a paneled bath with over head shower, wash hand basin and a low level wc. Fully tiled walls with contrasting flooring, rear facing upvc window and a heated towel rail.

### **Outside**

Occupying a fabulous corner plot where a delicate wall with manicured foliage protects lawned gardens with decorative borders, double gated access to a decorative stone driveway providing ample offroad parking. To the rear a stunning landscaped garden awaits with a bespoke stone seating area, raised sleeper borders lead to an Astro turf garden and beyond a kid's area with sunken trampoline creating a fabulous family entertainment area all privately enclosed with fencing and two brick built out houses.

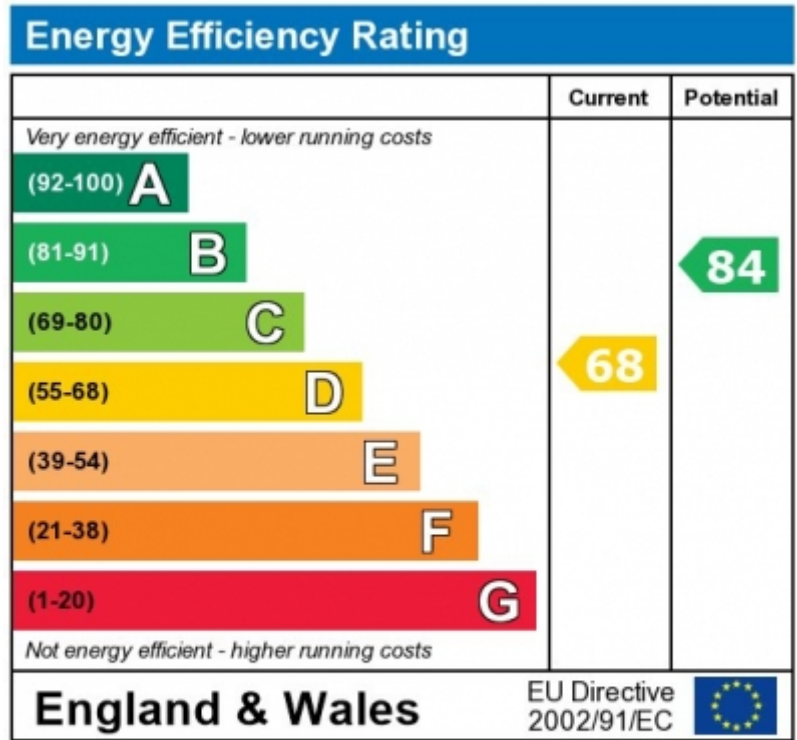




Total area: approx. 84.7 sq. metres (911.5 sq. feet)

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 © 2025 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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