



£160,000 Guide Price

St. Nicolas Road, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Extended Breakfast Kitchen
- Spacious Open Plan Lounge Dining Area
- Modern Family Bathroom
- Extended Rear Cloakroom/ Utility
- Wrap Around Landscaped Gardens with Mancave
- Driveway & Detached Garage
- Popular Location
- MUST BE VIEWED!

Property Description

GUIDE PRICE £160,000 to £170,000

SIGNIFICANTLY EXTENDED A FABULOUS FAMILY ABODE...OCCUPYING A LARGE CORNER PLOT ON ST NICHOLAS ROAD...!

Uflit would like to welcome to the market this extended three bedroom semi detached property, tastefully presented throughout.

Main Particulars

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Uflit would like to welcome to the market this extended three bedroom semi detached property, tastefully presented throughout. The property boasts a cosy cloak room entrance spacious open plan lounge diner flowing through to the offset breakfast kitchen and an additional cloakroom porch/ utility. To the first floor three ample sized bedrooms and a modern family bathroom. To the outside of the property a magnificent resin driveway providing ample off road parking leads to a detached garage and beautiful wrap around enclosed landscaped gardens with manicured lawns, a decked sun terrace and a fabulous mancave. Located in the heart of Rawmarsh, close to local amenities, excellent transport links and schools. The property also benefits from a range of fitted blinds.

Council Tax Band: A

Tenure: Freehold

Entrance Porch

Entering through a glazed upvc door to a cosy porch with tiled flooring.

Hallway

Entering through a upvc glazed door where carpeted spindled stairs lead to first floor accommodation, radiator, a side facing upvc window along with a bespoke portal window illuminate, a solid wood door giving access to the lounge and a delicate stone arch leads to the breakfast kitchen.

Open Plan Lounge/Diner w: 3.8m x l: 7m (w: 12' 6" x l: 23')

A spacious beautifully presented lounge with a focal feature wall adopting a decorative marble fire place with a recess ornate log burner, two radiators add warmth and front and rear facing upvc windows allow an abundance of light to flow throughout. Carpeted flooring splits to vinyl to the offset breakfast kitchen giving a sense of separation whilst retaining the open plan aspect.

Breakfast kitchen w: 5.7m x l: 2.7m (w: 18' 8" x l: 8' 10")

This modern family kitchen occupies the rear extension and features a range of wall and base units with complimentary work surface areas, counter top sink and a breakfast bar allows for additional dining. Appliances to include an inset oven and plumbing for further utilities, side and rear facing upvc windows add light along with a rear upvc glazed door giving access to the cloakroom/ utility.

Cloakroom/ Utility Area w: 3.2m x l: 1.6m (w: 10' 6" x l: 5' 3")

A fabulous addition to the property with worksurface areas and plumbing for utilities, tiled flooring and a glazed upvc door with further glazed side panels.

FIRST FLOOR:

Landing

A carpeted landing with spindled banister rail, loft hatch and solid wood doors giving access to three bedrooms, family bathroom and a side facing upvc window.

Master bedroom w: 3.8m x l: 4m (w: 12' 6" x l: 13' 1")

A double bedroom with carpeted flooring, radiator and a front facing window creating a light and warm master bedroom.

Bedroom 2 w: 3.8m x l: 3m (w: 12' 6" x l: 9' 10")

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

Bedroom 3 w: 2.5m x l: 2.7m (w: 8' 2" x l: 8' 10")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

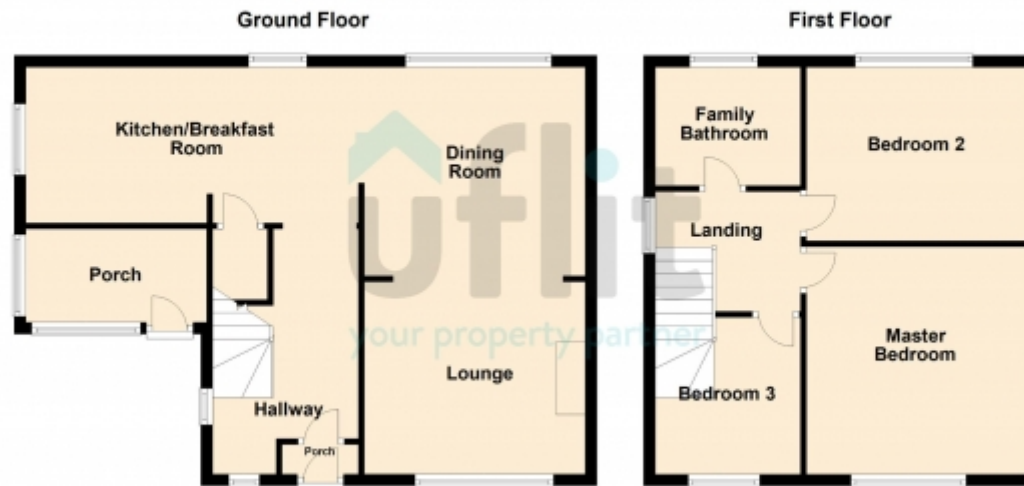
Family Bathroom w: 2.5m x l: 2.1m (w: 8' 2" x l: 6' 11")

A modern family bathroom comprising of a paneled bath with overhead shower and screen, wash hand basin and low level wc, radiator, fully tiled walls with contrasting vinyl flooring and a rear facing upvc window.

Outside

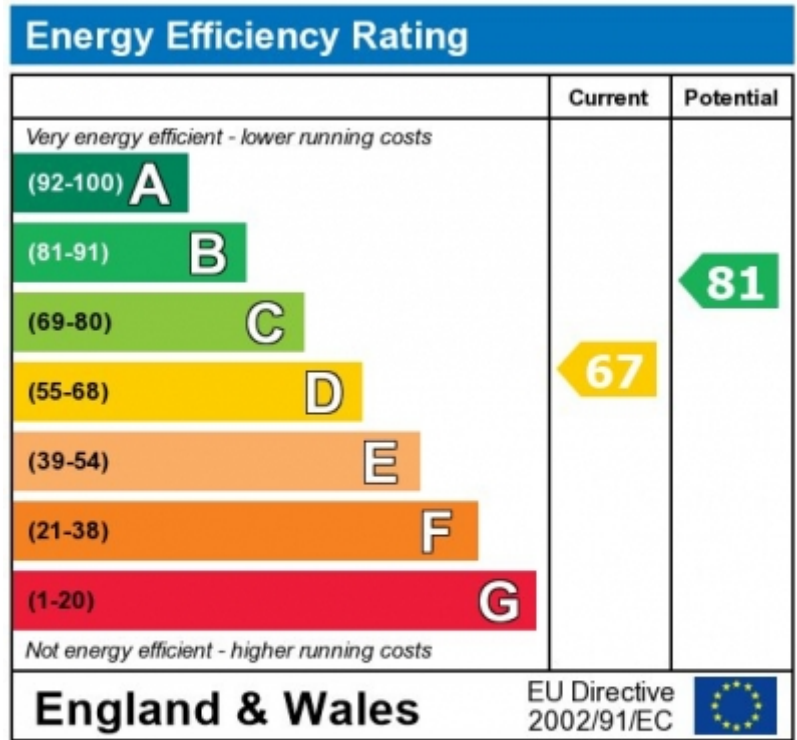
The property occupies a fabulous corner plot with a large attractive resin driveway providing off road parking for several vehicles which in turn leads to a detached garage. Gated access leads to wrap around enclosed manicured gardens where decorative slate borders lawned gardens, a raised decked sun terrace and a paved path wraps around the property to form a seating area to the rear this in turn leads to a further decked area adopting a fabulous mancave.





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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