



£275,000 OIRO

Grange Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- VIEWING ESSENTIAL!
- Enclosed Landscaped Rear Garden
- Highly Desirable Location
- Tastefully Appointed Throughout
- Ample Off Road Parking & a Detached Garage
- Family Bathroom
- Three Bedroom Family Home
- Extended Breakfast Kitchen
- Open Plan Lounge Diner & Snug

Property Description

TASTEFULLY EXTENDED A PERFECT FAMILY ABODE...WITH PERIOD BAYS ON GRANGE ROAD...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom EXTENDED semi detached property, tastefully appointed throughout.

Main Particulars

TASTEFULLY EXTENDED A PERFECT FAMILY ABODE... WITH PERIOD BAYS ON GRANGE ROAD...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom EXTENDED semi detached property, tastefully appointed throughout. The property boasts a light and warming hallway, spacious Open Plan Modern Extended lounge/ Diner with the snug adopting part of the rear extension and a further extended breakfast kitchen. To the first floor three ample sized bedrooms and a family bathroom. The property has an extensive driveway providing ample off road parking leading to a detached garage and manicured gardens. A beautiful landscaped rear garden with a large decked patio area adds to the desirability of this property.

Located in a quiet and highly desirable area of Broom close to local amenities, excellent transport links and a stones throw away from the school. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: C

Tenure: Freehold

Entrance hall

A bespoke glazed upvc door with further glazed side panel invites you into a warm and welcoming hallway creating an abundance of light and a radiator adds warmth. Carpeted spindled stairs lead to the first floor accommodation and doors give access to the lounge and kitchen.

Open Plan Lounge/ Diner/ Snug w: 3.7m x l: 9m (w: 12' 2" x l: 29' 6")

A spacious beautifully presented open plan living area with carpeted flooring seamlessly flowing throughout, a focal feature fire with marble façade catches the eye and a radiator creates warmth. A front facing upvc bay window allows an abundance of light to flow through to the offset dining area. The dining area benefits from an extension creating a snug with large French doors opening to the garden and a further radiator adds to the warmth.

Breakfast kitchen w: 2.8m x l: 5m (w: 9' 2" x l: 16' 5")

Featuring a large range of solid wood wall and base units with complimentary work surface areas, tiled back panels and a contrasting breakfast bar allows for additional dining. Integrated appliances to include a built in oven, gas hob, extractor fan, washing machine and dishwasher. Rear and side facing upvc windows allow light, a side facing glazed upvc door, modern tiled flooring and a radiator.

FIRST FLOOR:

Landing

A carpeted spindled landing with a side facing upvc window, a loft hatch creating additional space and doors giving access to three bedrooms and the family bathroom.

Master bedroom

w: 3.6m x l: 4.3m (w: 11' 10" x l: 14' 1")

A double bedroom with a range of stylish wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 3.6m x l: 3.8m (w: 11' 10" x l: 12' 6")

A further double bedroom with a range of built in wardrobes and, carpeted flooring, radiator and a rear facing upvc bay window.

Bedroom 3 w: 2.1m x l: 2m (w: 6' 11" x l: 6' 7")

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

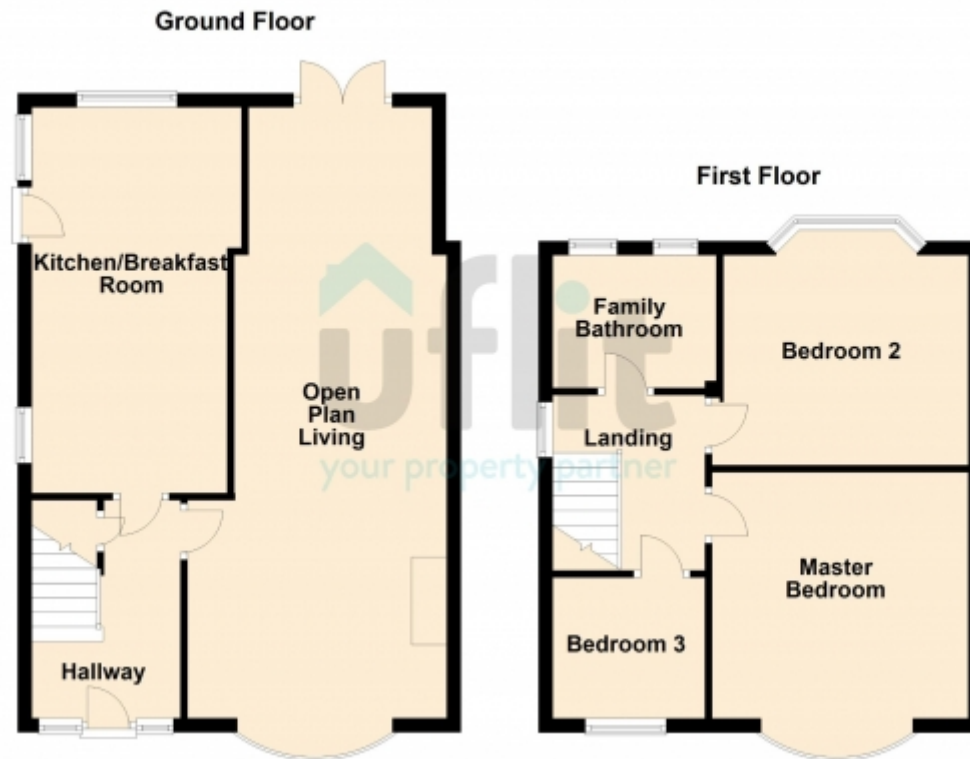
Family Bathroom w: 2.3m x l: 1.9m (w: 7' 7" x l: 6' 3")

Comprising of a paneled bath with overhead shower, low level wc and wash hand basin. Fully tiled walls with feature borders and contrasting tiled flooring, heated towel rail, spot lighting and two rear facing upvc windows.

Outside

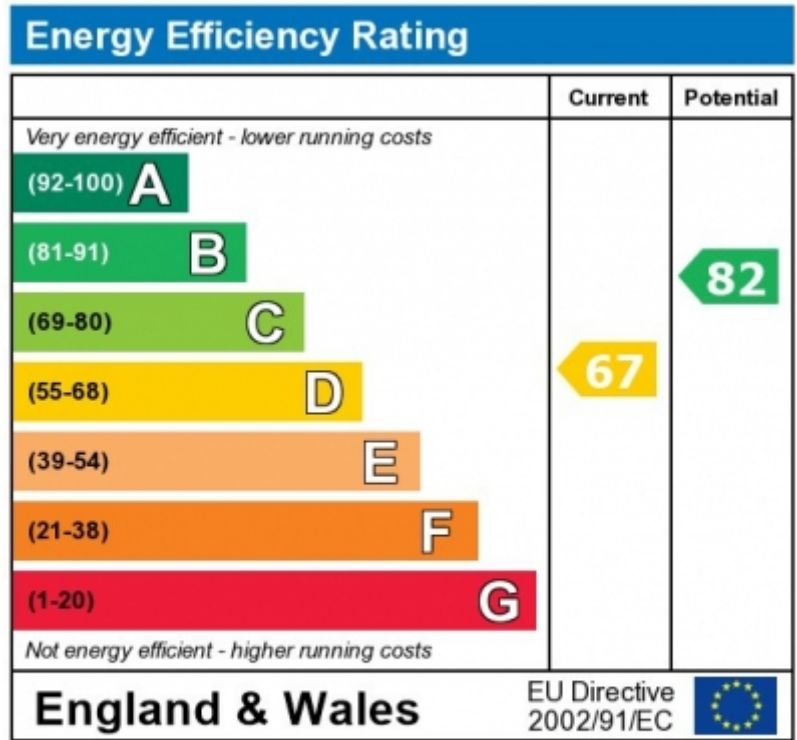
Manicured foliage protects a lawned garden with attractive borders, a driveway provides ample off road parking with double gates leading to the detached garage. To the private rear a large decked patio area meets an extensive lawned garden with further manicured borders. A stunning outdoor entertaining area all privately enclosed with 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