



£170,000 OIRO

Jackson Crescent, Rawmarsh, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Fabulous Three Bedroom Family Home
- Breakfast Kitchen
- Modern Spacious Lounge
- Two Large Conservatories
- Large Modern Bathroom Benefitting from Both Bath & Separate Shower
- Driveway Providing Off Road Parking
- Large Enclosed Rear Garden
- Popular Location
- NO ONWARD CHAINMUST BE VIEWED!

## Property Description

A SPACIOUS PROPERTY FOR YOUR FAMILY TO THRIVE...ON JACKSON CRESCENT NUMBER 25...!

Uflit would like to welcome to the market this three bedroom semi detached property, ideally suited to the first time buyer or growing family.

## Main Particulars

A SPACIOUS PROPERTY FOR YOUR FAMILY TO THRIVE...ON JACKSON CRESCENT NUMBER 25...!

Uflit would like to welcome to the market this three bedroom semi detached property, ideally suited to the first time buyer or growing family. The property boasts a light and warming hallway with a large storage cupboard, spacious lounge with French doors opening to one of two conservatories and a breakfast kitchen/ diner leading to the second conservatory. To the first floor three ample sized bedrooms and a beautiful modern family bathroom benefitting from both bath and separate shower. To the outside of the property low maintenance landscaped gardens and a resin driveway providing off road parking. To the rear a predominantly lawned garden awaits with a cosy seating area all enclosed with fencing. The property also benefits from a range of fully fitted blinds. Located in a popular location of Rawmarsh close to local amenities, excellent transport links and schools. A fabulous family home for your family to grow. 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 with full length glazed side panels creating a warm and welcoming hallway, bespoke tiled flooring leads to carpeted stairs to first floor accommodation. Glazed paneled solid wood doors giving access to the lounge, kitchen and a further door to a large storage cupboard.

### Breakfast Kitchen/ Diner w: 4.5m x l: 3.9m (w: 14' 9" x l: 12' 10")

A solid wood kitchen featuring a large range of wall and base units with complimentary work surface areas, counter top composite sink and tiled back panels. Integrated appliances to include an electric double oven with plumbing for further utilities. Vinyl flooring seamlessly flows throughout, rear facing upvc window, radiator and a glazed upvc door to the conservatory.

### Conservatory w: 3.9m x l: 2.7m (w: 12' 10" x l: 8' 10")

Creating a further reception room with Karndean flooring and a side facing upvc glazed door to the garden.

### Lounge w: 3.5m x l: 5.3m (w: 11' 6" x l: 17' 5")

A large modern lounge with focal feature wall, a large front facing upvc window allows an abundance of light whilst French doors to the conservatory further illuminate and a radiator adds warmth.

### Conservatory w: 3.8m x l: 2.7m (w: 12' 6" x l: 8' 10")

A further spacious reception room with Amtico flooring, two radiators and French doors opening onto the garden.

### FIRST FLOOR:

**Landing**

A carpeted spindled landing with a fitted storage cupboard, loft hatch for further storage, rear facing upvc window, doors giving access to three bedrooms and family bathroom.

**Master bedroom** w: 3.5m x l: 3.5m (w: 11' 6" x l: 11' 6")

A large double bedroom with a range of built in wardrobes, radiator and a front facing upvc window.

**Bedroom 2** w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

A further double bedroom with a range of built in wardrobes, laminate flooring, radiator and a front facing upvc window.

**Bedroom 3** w: 2.5m x l: 2.6m (w: 8' 2" x l: 8' 6")

An ample sized third bedroom with laminate flooring, radiator and a rear facing upvc window.

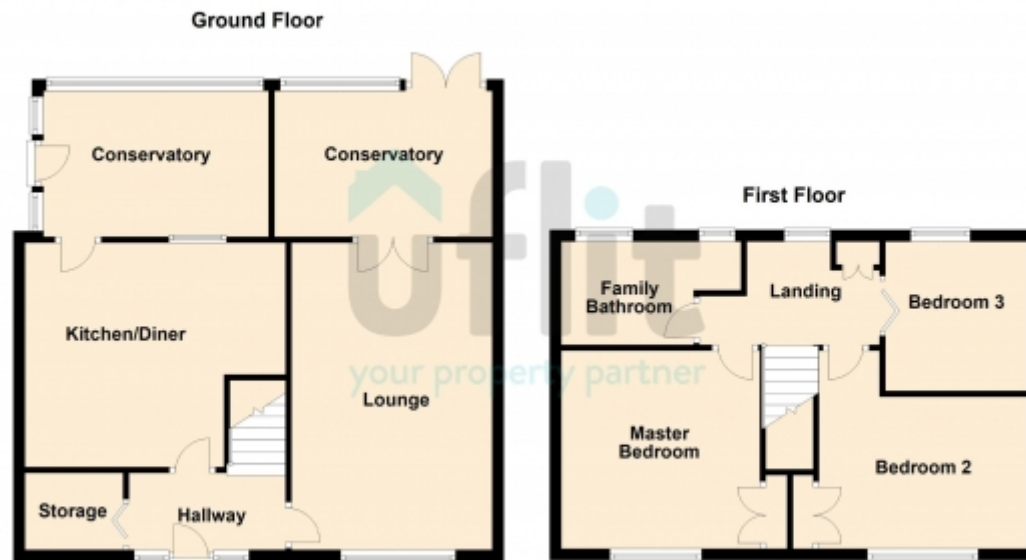
**Family Bathroom** w: 3.1m x l: 1.8m (w: 10' 2" x l: 5' 11")

A stunning modern family bath benefitting from both bath and separate shower comprising of a built in shower, paneled bath with mixer tap shower, floating vanity wash hand basin and low level wc. Fully tiled walls with contrasting tiled flooring and a decorative paneled ceiling with spot lighting, designer heated towel rail and two rear facing upvc windows.

**Outside**

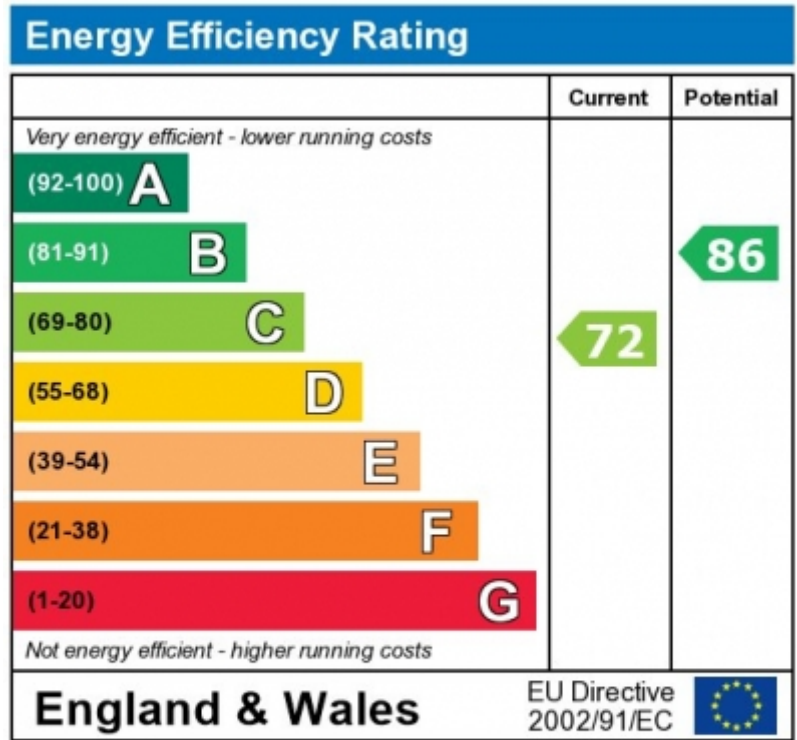
The property commands a fabulous plot with a delicate wall protecting beautifully landscaped low maintenance decorative stone gardens and a resin driveway providing off-road parking. To the rear where a predominantly lawned garden awaits with seating area all privately enclosed with fencing.





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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