



£140,000 OIRO

Cross Street, Greasbrough, Rotherham  
Terraced House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Three Bedroom Cottage Style End Terrace
- Beautiful Period Features
- Spacious Period Open Plan Lounge/Diner
- Modern Country Style Kitchen
- Third Bedroom to Second Floor
- Beautiful Shower Room
- Large Enclosed Rear Garden
- Sought After Location
- NO ONWARD CHAINS Simply MUST BE VIEWED!

## Property Description

AN ENCHANTED COTTAGE STYLE TERRACE, FULL OF CHARACTER AND BEAMS...IN A DESIRABLE VILLAGE TO FULFILL YOUR DREAMS...!

Uflit are delighted to welcome to the market this CHARMING three bedroom end terrace cottage full of character.

## Main Particulars

AN ENCHANTED COTTAGE STYLE TERRACE, FULL OF CHARACTER AND BEAMS...IN A DESIRABLE VILLAGE TO FULFILL YOUR DREAMS...!

Uflit are delighted to welcome to the market this CHARMING three bedroom end terrace cottage full of character, retaining many period features whilst blending with the modern aspect of living, boasting wide walls, low beamed ceilings, exposed oak lintels and solid wood floors which in turn emulates through the cottage. The cottage boasts a spacious open plan lounge diner with a beautiful multi fuel log burner leading to a modern Country style fitted breakfast kitchen. To the first floor a large master bedroom with fitted furniture, bedroom two and a modern family shower room. The third bedroom commands the whole of the second floor with fabulous views over neighbouring villages. To the outside a private front courtyard beautifully appointed and to the rear a large private garden with an array of bespoke patio areas and beautifully maintained low maintenance gardens. Located in a quiet and desirable area of Greasbrough, close to local amenities, excellent transport links and schools.

If your wanting a cottage with an abundance of character and charm then we have found your dream home...! Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

**Lounge** w: 3.3m x l: 3m (w: 10' 10" x l: 9' 10")

Wow once entering through this glazed composite door with glazed side panel you really do appreciate the cottages period features with its thick stone walls with beamed ceilings adding to the character of the building whilst the radiators give the modern touch, stunning solid wood flooring flows seamlessly through to the dining area, carpeted stairs with decorative panelled walls lead to the first floor accommodation and a front facing upvc bay window allows an abundance of light.

**Dining** w: 4.1m x l: 3.7m (w: 13' 5" x l: 12' 2")

On entering your eyes are drawn to a beautiful character fire place with an impressive feature multi fuel log burner fire with stone built surround and solid oak mantel adds to the character of the building whilst a radiator adds warmth. Rear facing French doors to the garden, solid wood door to the cellar and a further glazed panelled solid wood door to the breakfast kitchen.

**Breakfast kitchen** w: 2.2m x l: 2.9m (w: 7' 3" x l: 9' 6")

A fabulous quirky country style kitchen featuring a range of wall and base units with complimentary solid wood work surface areas with stunning tiled back panels and a counter top ceramic sink, electric hob, extractor fan, built in oven and plumbing for further utilities, bespoke tiled flooring, radiator, side facing upvc window and a further glazed upvc door to the rear.

**Cellar**

Currently used as storage with potential for further development.

## **FIRST FLOOR:**

### **Landing**

A carpeted corridor landing with a continuation of the panelled feature walls, radiator and stylish latch doors give access to the master bedroom, bedroom two, shower room and further stairs to the third bedroom.

**Master bedroom** w: 3.4m x l: 3.8m (w: 11' 2" x l: 12' 6")

A double bedroom with a range of fitted sliding wardrobes, radiator, rear facing upvc window and laminate flooring.

**Bedroom 2** w: 3.3m x l: 2.3m (w: 10' 10" x l: 7' 7")

A quirky second bedroom with further beamed ceilings, partially decorative panelled walls, laminate flooring, radiator and a front facing upvc window.

**Family Shower Room** w: 2.1m x l: 2.9m (w: 6' 11" x l: 9' 6")

This spacious modern family shower room benefits from a walk-in double shower, low level wc and a wash hand basin. Partial tiled and decorative panelled walls with complimentary flooring, radiator and a side facing upvc window.

**Bedroom 3** w: 3.7m x l: 2.9m (w: 12' 2" x l: 9' 6")

Located on the second floor is this fabulous addition to the property with two rear facing upvc windows admiring the views over neighbouring villages, radiator, spot lighting and an abundance of eaves storage.

### **Outside**

This property has curb appeal with a delicate walled frontage and a cosy decorative stone courtyard. To the rear a fabulous garden awaits stepping out onto a raised decked sun terrace with balustrades leading to a beautiful landscaped low maintenance garden with bespoke sleepers creating a stylish feature with wrap around stone and manicured shrubbed borders, further bespoke patio areas and two garden sheds.







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 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5PB

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