



£150,000 Guide Price

Sebastian View, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous First Time Buyer Home
- Tastefully Presented Throughout
- Three Bedrooms
- Conservatory
- Cul-De-Sac Position
- Double Driveway & Detached Brick Built Garage
- Highly Desirable Location
- NO ONWARD CHAINBOOK A VIEWING TODAY!

Property Description

GUIDE PRICE £150,000 to £160,000

IF TO CLIMB ON TO THE MARKET IS THE PLAN FOR YOU... COME SEE WHAT WE'VE FOUND ON SEBASTIAN VIEW...!

Uflit would like to welcome to market this tastefully presented three bedroom semi detached property.

Main Particulars

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Uflit would like to welcome to market this tastefully presented three bedroom semi detached property in the heart of this highly desirable area of Brinsworth. The property boasts a cosy entrance porch/ cloakroom, open plan lounge/ diner, conservatory and kitchen. To the first floor three bedrooms and a family bathroom. To the outside an open aspect frontage with a patterned concrete driveway providing off-road parking, gardens wrap around the property to form a small patio to the rear where a further driveway provides ample off-road parking and leads to the detached brick built garage. The property also benefits from an alarm system. All this and close to local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: B

Tenure: Freehold

Entrance Cloak Room

Entering through a glazed upvc door with glazed side panel to a cosy cloakroom with vinyl flooring and a latch door to a large storage cupboard.

Entrance hall

Entering through a glazed solid wood door with side glazed side panel with radiator, carpeted staircase to first floor accommodation and doors giving access to the lounge/ diner and kitchen.

Lounge/diner w: 4.3m x l: 4.8m (w: 14' 1" x l: 15' 9")

A tastefully appointed Lounge/ diner with focal feature fire, carpeted flooring, two radiators and under stairs storage. A fabulous addition to this property is the rear Patio doors opening into the conservatory allowing an abundance of light through this space.

Conservatory w: 2.5m x l: 2.8m (w: 8' 2" x l: 9' 2")

Creating a further reception room with a wall mounted heater, vinyl flooring and further patio doors opening onto the garden.

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

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include an inset oven, extractor fan and integrated fridge/ freezer, tiled flooring, radiator and a front facing upvc window.

FIRST FLOOR:

Landing

A carpeted landing giving access to three bedrooms, family bathroom and a loft hatch crating additional storage.

Bedroom 1 w: 4.3m x l: 2.6m (w: 14' 1" x l: 8' 6")

A double bedroom with a range of built in wardrobes, carpeted flooring, radiator and two front facing upvc windows.

Bedroom 2 w: 2.6m x l: 3m (w: 8' 6" x l: 9' 10")

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

Bedroom 3 w: 1.6m x l: 3.6m (w: 5' 3" x l: 11' 10")

An ample sized bedroom with built in sliding wardrobes, carpeted flooring, radiator and a rear facing upvc window.

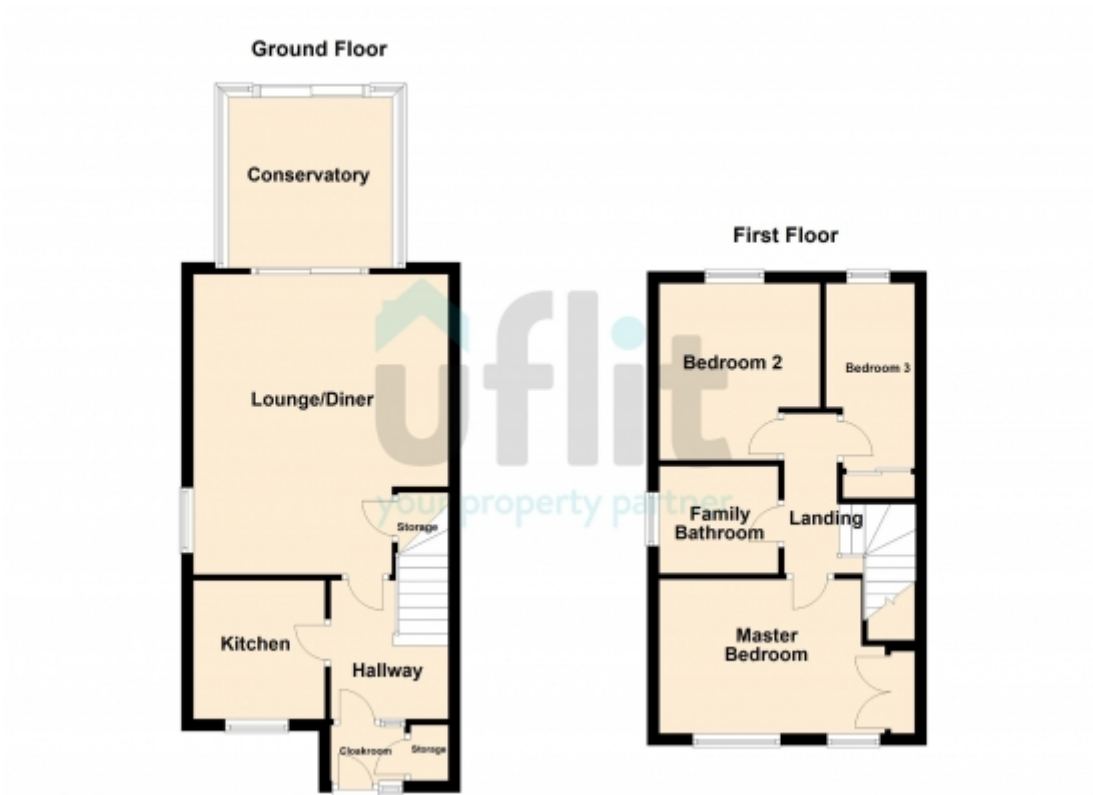
Bathroom w: 2m x l: 1.8m (w: 6' 7" x l: 5' 11")

Comprising of a paneled bath with overhead mixer tap shower, wash hand basin and wc. Partially tiled walls, vinyl flooring, radiator and a side facing upvc window.

Outside

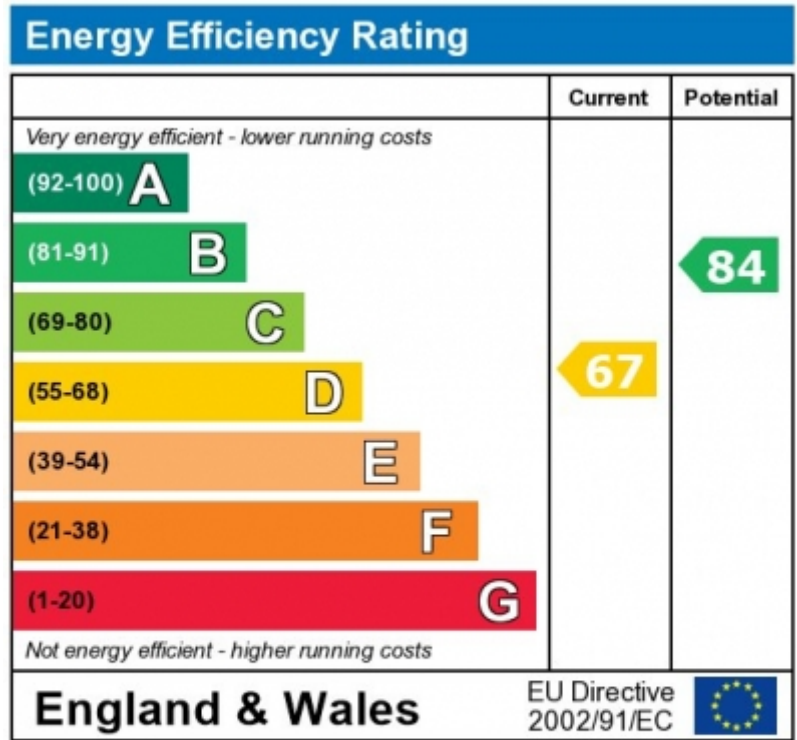
The property blends tastefully to its surrounding nestled on a quiet cul-de-sac with an attractive manicured wrap around frontage, an open patterned concrete driveway provides ample off road parking whilst decorative border provides a feature. Side gated access to the side where a paved path leads to the rear with private manicured borders. The paved path wraps around the property to form a patio area to the rear with decorative stone borders all privately enclosed and rear gated access leads to the rear driveway which in turn leads to the detached brick built garage. DON'T DELAY CALL UFLIT TODAY.





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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