



£130,000 Guide Price

North Road, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Extended Three Bedroom Family Home
- Tastefully Appointed Throughout
- Spacious Open Plan Lounge with Separate Dining Area & Extended Snug
- Stunning Shower Room
- Large Gardens
- Driveway Providing Ample Off-Road Parking
- Popular Location
- NO ONWARD CHAINBOOK A VIEWING TODAY!

Property Description

GUIDE PRICE £130,000 to £140,000

MOVE IN AND RELAX THIS ONE IS FOR YOU...EXTENDED TO SUIT THE GROWING FAMILY AND YOU...!

Uflit are delighted to welcome to the market this tastefully appointed extended three bedroom semi detached property.

Main Particulars

GUIDE PRICE £130,000 to £140,000

MOVE AND RELAX THIS ONE IS FOR YOU...EXTENDED TO SUIT THE GROWING FAMILY AND YOU...!

Uflit are delighted to welcome to the market this tastefully appointed extended three bedroom semi detached property. The property boasts a spacious open plan lounge with offset dining area, extended snug and a breakfast kitchen. To the first floor three ample sized bedrooms and a stunning family shower room. The property commands a large plot with a large driveway providing ample off road parking and extensive front and rear gardens. The property also benefits from a range of fitted blinds and an alarm system. Located in the popular area of East Dene, close to local amenities, excellent transport links and schools.

This property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

A canopy invites you through a glazed composite door to tiled flooring which seamlessly flows through to the breakfast kitchen, carpeted stairs leading to first floor accommodation with a large understairs storage area, radiator and doors give access to the kitchen and open plan living area.

Lounge w: 3.7m x l: 4.7m (w: 12' 2" x l: 15' 5")

A spacious living area with a focal feature decorative fire place with marble façade adopting the feature chimney, a radiator creates warmth and front facing UPVC window allows an abundance of light to flow through. An opening to the dining area gives a sense of separation whilst the carpets seamlessly flows throughout.

Dining room w: 3.1m x l: 3.1m (w: 10' 2" x l: 10' 2")

The dining area benefits from a further radiator whilst opening up to the extended snug.

Snug w: 2.8m x l: 2m (w: 9' 2" x l: 6' 7")

A fabulous addition to the property extending the family living area with a continuation of the carpet, radiator and a front facing upvc window and a glazed upvc door.

Breakfast kitchen w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a built in oven, hob, extractor fan and a range of white goods, a continuation of the tiled flooring and two rear facing upvc windows along with a glazed upvc door to the rear illuminates.

FIRST FLOOR:

Landing

With carpeted flooring, side facing UPVC window, loft hatch creating storage with doors giving access to three bedrooms and the family shower room.

Master bedroom w: 3.7m x l: 4.2m (w: 12' 2" x l: 13' 9")

A double bedroom with built in storage cupboard, carpeted flooring, radiator and a front facing UPVC window.

Bedroom 2 w: 3.1m x l: 3.1m (w: 10' 2" x l: 10' 2")

A further double bedroom with carpeted flooring, radiator and a front facing UPVC window.

Bedroom 3 w: 2.6m x l: 3.6m (w: 8' 6" x l: 11' 10")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing UPVC window.

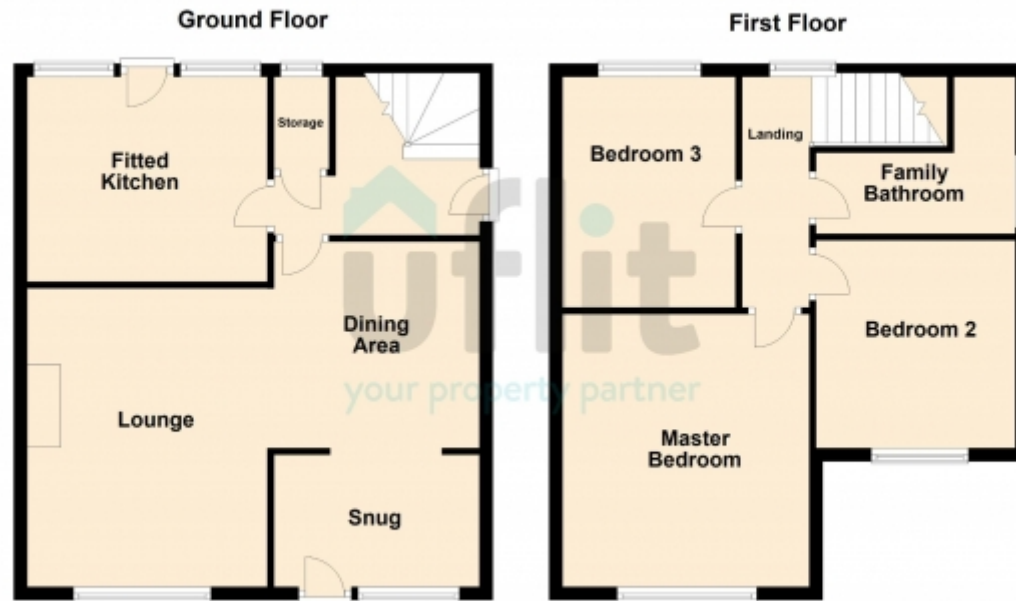
Family Shower Room w: 3.2m x l: 2.3m (w: 10' 6" x l: 7' 7")

A beautifully presented shower room comprising of a large double shower, low level wc adopting a recess again utilising space and a vanity wash hand basin. Modern fully tiled walls with contrasting tiled flooring, decorative paneled ceiling with spot lighting, heated towel rail, a side facing UPVC window. and a quirky over stairs storage cupboard.

Outside

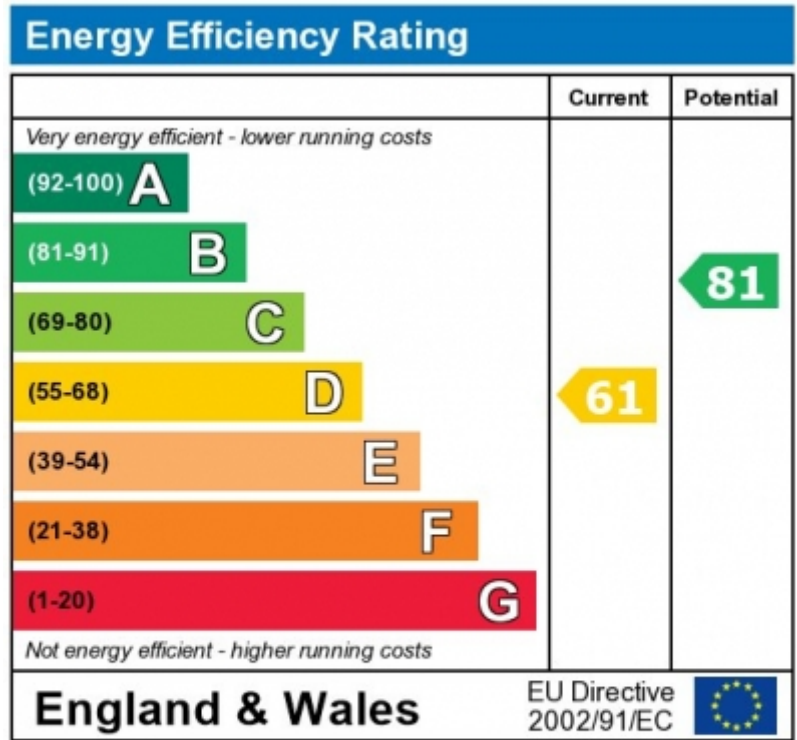
The property commands a sizeable plot where a fence protects a lawned garden with mature borders and a driveway providing ample off road parking. Side gated access to the rear where a seating area leads to a large lawned garden with further manicured borders and a garden shed.





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