



£150,000 Guide Price

South Street, Rawmarsh, Rotherham

Detached House | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Extended Two Bedroom Property
- Beautifully Presented Throughout!
- Period Lounge with seperate Dining room
- Stunning Kitchen
- Modern Bathroom
- Large Utility
- Enclosed Landscaped Rear Garden with a Fabulous Outbuilding/ Mancave
- Driveway Providing Off Road Parking
- Popular Location
- MUST BE VIEWED!

## Property Description

GUIDE PRICE £150,000 to £160,000

A STUNNING PROPERTY TO BEAR IN MIND...WITH PERIOD FEATURES, THE ONLY ONE OF IT'S KIND...!

Uflit are more than delighted to welcome to the market this beautifully presented EXTENDED TWO DOUBLE BEDROOM FAMILY HOME.

## Main Particulars

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Uflit are more than delighted to welcome to the market this beautifully presented EXTENDED TWO DOUBLE BEDROOM FAMILY HOME, in the heart of the ever popular area of Rawmarsh close to many local amenities to include the vibrant shopping parade, excellent transport links and schools. Briefly comprising of a cloakroom entrance, large spacious bay windowed living room, separate diner with a stunning kitchen adopting the rear extension. To the first floor two double bedrooms and a modern family bathroom. This house has curb appeal with a stylish render, to the front of the property a driveway providing off road parking which in turn leads to the rear. The rear offers a fabulous landscaped garden with a wrap around Indian stone patio area leading to a delicately tiered lawned garden, beyond is a fabulous bespoke storage unit/ Mancave.

Call Uflit to arrange your viewing today 01709 912730

Council Tax Band: A

Tenure: Freehold

### Entrance Cloak Room

Entering through a glazed upvc door with overhead sky light to a cosy cloakroom with modern laminate flooring leading to carpeted stairs to the first floor accommodation and solid wood doors opening to the lounge, dining room and utility area.

**Lounge** w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A modern and spacious lounge where carpet flows throughout this space. Your eyes are drawn to a beautiful feature fire surround where a cast iron fire adopts the chimney recess with a stunning tiled façade. A large front-facing UPVC bay window illuminates this entire space and a radiator adds warmth.

**Utility** w: 2.9m x l: 1.9m (w: 9' 6" x l: 6' 3")

A large utility area with carpeted flooring and a side facing upvc window.

**Dining room** w: 3.6m x l: 3.7m (w: 11' 10" x l: 12' 2")

A further large reception room with a continuation of the laminate flooring, radiator, a rear facing upvc adds to the light and a solid wood door leads to the kitchen.

**Kitchen** w: 2.2m x l: 2.5m (w: 7' 3" x l: 8' 2")

A stunning modern kitchen with a range of solid wood wall and base units, complimentary work service areas, tiled back panels along with a counter top sink. Integrated appliances to include a built in oven, gas hob, extractor fan, dishwasher and a beautiful tiled flooring flows throughout. The kitchen is complimented with a designer

radiator, rear facing upvc window and a glazed upvc door to the rear.

### **Landing**

A solid wood spindled banister with carpeted flooring and solid wood doors giving access to two double bedrooms and the family bathroom.

**Master bedroom** w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A fabulous master bedroom with a front facing UPVC window, radiator and carpeted flooring.

**Bedroom 2** w: 3.9m x l: 3.6m (w: 12' 10" x l: 11' 10")

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

**Family Bathroom** w: 2.4m x l: 1.8m (w: 7' 10" x l: 5' 11")

A modern family bathroom featuring a paneled bath with overhead shower and screen, wash hand basin and a low level wc. Fully tiled walls with feature tiling, complimentary flooring and a side facing UPVC window.

### **Outside**

An attractive frontage with a driveway providing off road parking wrapping around to the rear. Side double gated access to the rear where a beautiful private enclosed landscaped garden awaits. An Indian stone patio wraps around the property leading to a delicately tiered lawned garden with manicured sleeper borders, this in turn leads to a fabulous bespoke Mancave/ storage unit.








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



## Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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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