



EAST BAWTRY ROAD, ROTHERHAM

GUIDE PRICE £180,000 Freehold

GUIDE PRICE £180,000 to £190,000

AN EXTENDED PROPERTY WHO COULD WANT MORE...
WITH THE ADDED BONUS OF A QUIRKY BAR...!

Uflit are delighted to welcome to the market this fabulous
EXTENDED two bedroom semi detached property, tastefully
appointed throughout.

- Two Double Bedroom Extended Family Home
- Tastefully Appointed Throughout
- Kitchen Adopting the rear Extension with a Side Conservatory
- Spacious Bay Windowed Lounge with a Fabulous Bar
- Modern Dining Area
- Beautiful Family Shower Room
- Bespoke Driveway Providing Ample Off Road Parking
- Enclosed Landscaped Rear Garden
- Highly Sought-After Location
- MUST BE VIEWED...!

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AN EXTENDED PROPERTY WHO COULD WANT MORE...WITH THE ADDED BONUS OF A QUIRKY BAR...!

Uflit are delighted to welcome to the market this fabulous EXTENDED two bedroom semi detached property, tastefully appointed throughout. The property boasts a spacious modern bay windowed lounge entered via a cosy porch with a bespoke quirky bar, separate dining area flowing through to the kitchen tastefully adopting the rear extension and a rear conservatory. To the first floor two double bedrooms and a modern beautifully presented family shower room. This property tastefully blends to its surroundings with an open patterned concrete driveway providing ample off road parking. Gated access to the privately enclosed rear garden providing a fabulous entertaining area with two bespoke private patio areas. Located in a quiet and highly desirable area of Whiston close to local amenities excellent transport links, schools and just a stone's throw away from the Hospital. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A
Tenure: Freehold
Parking options: Driveway
Garden details: Private Garden
Electricity supply: Mains
Heating: Gas Mains
Water supply: Mains
Sewerage: Mains

Entrance hall

Entering through a glazed upvc door with glazed side panel to a welcoming cosy hallway with laminate flooring leading to carpeted stairs to the first floor accommodation, radiator and solid wood glazed paneled doors gives access to the dining area and lounge.

Lounge

w: 4.1m x l: 3.3m (w: 13' 5" x l: 10' 10")

A spacious beautifully presented living area with a focal feature decorative fire place with tiled façade and bespoke recess storage. A front facing upvc bay window allows an abundance of light to flow through, a radiator adds warmth and carpeted flooring. A fabulous addition to the property is a fully functioning bar cleverly adopting the understairs utilising space.

Porch

w: 0.8m x l: 0.5m (w: 2' 7" x l: 1' 8")

A cosy porch to the front of the property entered through a glazed upvc with laminate flooring and a further glazed door to the lounge.

Dining room

w: 3.2m x l: 3.4m (w: 10' 6" x l: 11' 2")

A modern diner with a beautiful fire place adopting the chimney breast with bespoke recess storage, a rear facing upvc window illuminates and a radiator adds warmth. A solid wood glazed paneled door to the offset kitchen and a large understairs storage cupboard.

Kitchen

w: 2m x l: 2.3m (w: 6' 7" x l: 7' 7")

Featuring a range of wall and base units with complimentary work surface areas, a counter top composite sink and decorative back panels. An inset oven and extractor fan with plumbing for further utilities. Rear and side facing upvc windows allow light and a composite door allows access to the rear conservatory whilst tiled flooring flows throughout.

Conservatory

w: 2.1m x l: 3.2m (w: 6' 11" x l: 10' 6")

With carpeted flooring, and a rear facing glazed upvc door with glazed side panel.

FIRST FLOOR:

Landing

A carpeted landing with a loft hatch with ladder to a partially boarded loft creating additional storage and doors give access to two bedrooms and the family bathroom.

Bedroom 1

w: 4.3m x l: 3.2m (w: 14' 1" x l: 10' 6")

A double bedroom with a range of fitted mirrored sliding wardrobes and furniture, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2

w: 2.6m x l: 3.5m (w: 8' 6" x l: 11' 6")

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

Family Shower Room

w: 1.5m x l: 2.4m (w: 4' 11" x l: 7' 10")

A modern shower room benefitting from a walk in shower, a vanity wash hand basin with bespoke furniture and a low level wc. Beautiful decorative panelled walls with secret storage, complementary panelled ceiling and contrasting laminate flooring, heated towel rail and a rear facing upvc window.

Outside

This property nestles away on a quiet service road with an open aspect patterned concrete driveway providing ample off road parking. The driveway extends to the rear with side gated access to the rear. The rear offers a stunning landscaped garden with a beautiful Indian stone patio with wrap around raised sleeper manicured planters all privately enclosed allowing for a perfect family

entertaining area or just relax and unwind.





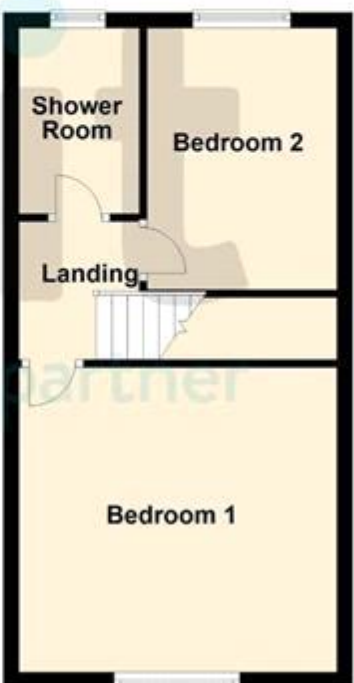


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Ground Floor



First Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		83
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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 efficient the home is and the lower the fuel bills will be.		



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fitings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.