



SOUTH STREET, RAWMARSH, ROTHERHAM

OFFERS OVER £115,000 Freehold

WHETHER TO NEST OR INVEST, IT'S A REAL TREAT...
NESTLED AWAY ON SOUTH STREET...!

Uflit would like to welcome to the market this **FABULOUS** two bedroom property tastefully blending into this popular area of Rawmarsh.

- Fabulous First Time Buyer/ Investor Property
- Two Bedrooms
- Spacious Lounge
- Modern Kitchen Diner
- Cellar
- Enclosed Landscaped Rear Garden
- Popular Location
- NO ONWARD CHAIN!
- MUST BE VIEWED...!

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Uflit would like to welcome to the market this FABULOUS two bedroom property tastefully blending into this popular area of Rawmarsh. This deceptively spacious property is tastefully presented throughout and comes to market ready to move in and relax. The property boasts a spacious lounge leading to a modern kitchen/diner. To the first floor two bedrooms, a family bathroom and a useful cellar creates additional storage. To the outside a low maintenance frontage and to the rear an enclosed landscaped garden ideal for family entertaining. Located in the heart of Rawmarsh close to local amenities, excellent transport links and schools. If you want to climb onto the property ladder and want a house where you can just move in and relax, then look no further we've found the perfect house for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Lounge

w: 4.3m x l: 3.7m (w: 14' 1" x l: 12' 2")

Entering through a glazed upvc door with overhead sky light to a spacious modern lounge retaining many period features with a front facing upvc window allowing an abundance of light to flow through, whilst a radiator adds warmth. A wall mounted fire adopts the chimney breast, carpeted flooring seamlessly flows through to open carpeted stairs leading to the first floor accommodation with a solid wood door leading to the kitchen diner.

Kitchen/diner

w: 4.3m x l: 3.8m (w: 14' 1" x l: 12' 6")

A modern kitchen featuring a range of wall and base units with complimentary worksurface areas and tiled back panels with a countertop sink. Appliances include a built-in oven, gas hob, extractor fan with plumbing for further utilities. A rear facing upvc window again illuminates along with a rear facing upvc door with overhead sky light to the rear garden, radiator, vinyl flooring and a door to the cellar.

Cellar

w: 4.3m x l: 3.7m (w: 14' 1" x l: 12' 2")

Creating ample additional storage.

FIRST FLOOR:

A carpeted split landing with doors giving access to two bedrooms and the family bathroom.

Bedroom 1

w: 4.3m x l: 3.7m (w: 14' 1" x l: 12' 2")

A double bedroom with carpeted flooring, radiator, a front facing upvc window and a door to over stairs storage.

Bedroom 2

w: 2.4m x l: 3.7m (w: 7' 10" x l: 12' 2")

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

Family Bathroom

w: 1.9m x l: 2.6m (w: 6' 3" x l: 8' 6")

A modern family bathroom benefiting from a panelled bath with overhead shower and screen, wash hand basin and a low level wc. Partially tiled walls with contrasting vinyl flooring, heated towel rail, built in storage and a rear facing upvc window.

Outside

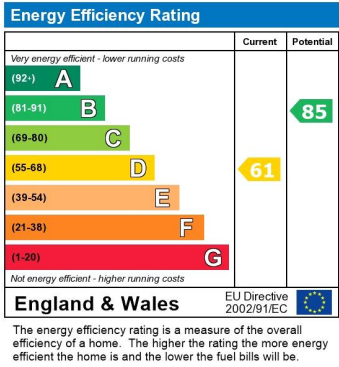
A walled frontage with gated access to a low maintenance Astro turf garden. To the rear a landscaped garden awaits with low maintenance patio areas and lawned gardens creating a fabulous entertaining area, all enclosed.







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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.