



CROSS STREET, ROTHERHAM

GUIDE PRICE £180,000 Freehold

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A FABULOUS FAMILY ABODE, IT'S A REAL TREAT...

STUNNINGLY PRESENTED ON CROSS STREET..!

uflit would like to welcome to the market this beautifully presented three-bedroom terraced house, ideally suited to first-time buyer or growing family.

- FABULOUS First Time Buyer/ Growing Family Home
- Spacious Lounge
- Open Plan Kitchen Diner & Separate Utility
- Beautifully Presented Throughout!
- Modern Family Bathroom
- Three Bedrooms
- Enclosed Rear Garden
- Detached Garage
- Desirable Location
- MUST BE VIEWED...!

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A FABULOUS FAMILY ABODE, IT'S A REAL TREAT... STUNNINGLY PRESENTED ON CROSS STREET..!

Uflit would like to welcome to the market this beautifully presented three-bedroom terraced house, ideally suited to first-time buyer or growing family. Offering spacious accommodation over three floors, the property features a master bedroom occupying the top floor, providing a sense of space and privacy. On the ground floor, you'll find a bright and welcoming living room, an open-plan kitchen/diner, and a AN extended sunroom currently used as a utility with direct access to the rear garden. The first floor offers two well-sized bedrooms, a modern family bathroom, and a central landing area. The top floor is dedicated to the master bedroom, providing a peaceful retreat.

Externally, the property features a front garden with a lawned area and a shared concrete path leading to the front porch. The rear garden offers a patio, lawn, and a concrete path that leads to the back gate. The property also includes an outhouse with a UPVC door and window, as well as a detached garage at the rear, providing additional storage or parking options.

Located in a popular area of Rotherham, this home is close to local amenities, excellent transport links, and schools, making it a perfect choice for those looking for a family-friendly location.

Don't delay, call Uflit today on 01709 912 730.

Council Tax Band: A

Tenure: Freehold

Parking options: Garage, Off Street

Garden details: Enclosed Garden, Front Garden, Rear Garden

Electricity supply: Mains

Heating: Gas Mains

Water supply: Mains

Sewerage: Mains

Entrance Porch

Upon entering the property, you are greeted by a welcoming porch with a wooden door and windows. The tiled floor adds a touch of character, and the space leads you into the living room, offering a cosy introduction to the home.

Living room

w: 4.2m x l: 4m (w: 13' 9" x l: 13' 1")

The spacious living room features a large front-facing UPVC window, allowing natural light to flood the room. The room is carpeted and includes an electric fire with a surround, providing both warmth and a focal point. A radiator ensures comfort throughout, and a door leads to the hall, giving access to the rest of the ground floor.

Inner Hallway

The inner hall is also carpeted and provides access to the living room, kitchen, and stairs leading up to the first floor. This central space ensures a smooth flow of movement throughout the home.

Kitchen/diner

w: 4m x l: 3m (w: 13' 1" x l: 9' 10")

The kitchen/diner is well-equipped with wall and base units, complemented by a functional worktop space. It features an integrated gas oven and grill, a gas hob, and an integrated extractor. There is also space for a washing machine and a sink. The kitchen has a rear-facing UPVC window, offering views of the garden. The room benefits from a radiator and has doors leading to the sunroom and pantry, providing excellent space for both cooking and dining.

Sunroom

w: 2m x l: 1.6m (w: 6' 7" x l: 5' 3")

The sunroom offers additional space with a view of the rear garden. It features UPVC windows and a door to the outside, allowing light to pour into the room. There is a radiator and vinyl flooring, and it provides an ideal space for additional appliances or a cozy sitting area.

Storage Room

The pantry is practical and well-equipped with shelving and worktop space for extra storage. The room is fitted with electrics and lighting, making it a perfect area to store food and household items.

FIRST FLOOR:

Landing

The carpeted landing gives access to two bedrooms, the bathroom, and stairs leading up to the attic room. It provides a central hub to the first-floor living spaces.

Bedroom 2

w: 4m x l: 3.3m (w: 13' 1" x l: 10' 10")

The second bedroom is a good-sized double room, carpeted for comfort, and includes a radiator for warmth. A front-facing UPVC window brings in natural light, making the room bright and airy.

Bedroom 3

w: 3m x l: 2.3m (w: 9' 10" x l: 7' 7")

The third bedroom is also carpeted and features a radiator and a rear-facing UPVC window. It provides a quiet and private space that could serve as a guest room, study, or child's bedroom.

Bathroom

w: 1.6m x l: 3.0m (w: 5' 3" x l: 9' 8")

The bathroom is partially tiled and includes a rear-facing UPVC window. It is fitted with a panelled bath, shower, and a glass shower screen. There is also a wash hand basin, WC, and a heated towel rail, offering a comfortable and functional space.

SECOND FLOOR:

Master bedroom

w: 4m x l: 5.1m (w: 13' 1" x l: 16' 9")

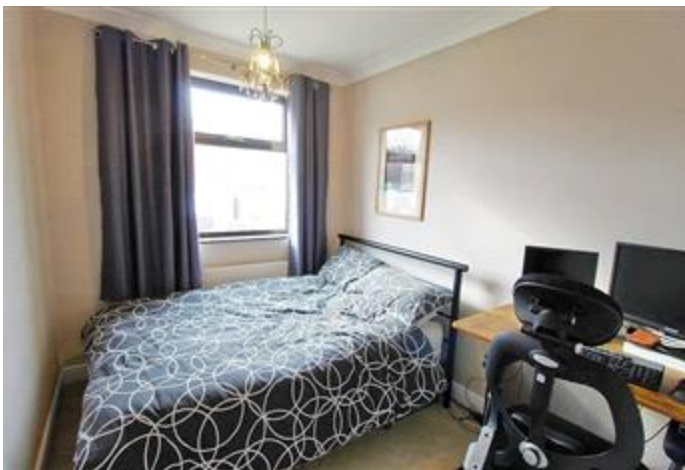
The master bedroom is located on the top floor, providing a spacious, private retreat. It offers a comfortable space with carpeting, a radiator, and plenty of room for furniture. This room is perfect for those seeking a quiet sanctuary away from the rest of the house.

Outside

The front garden has a shared access path, leading to a lawned area and a concrete path that takes you to the front porch.

The rear garden is an attractive space with a patio area, lawn, and a concrete path leading to the back gate. It offers a practical, outdoor space for relaxation or entertaining. The property features an outhouse with a UPVC door and window, plus lighting, making it a versatile storage space. Additionally, there is a detached garage located at the rear of the property, providing further storage or parking options.









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Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		86
(81-91) B		
(69-80) C		
(55-68) D	60	
(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.