



## HACKNESS LANE, BRINSWORTH, ROTHERHAM

**SSTC**

**GUIDE PRICE £210,000** Leasehold

Guide £210,000-£220,000

SIGNIFICANTLY EXTENDED AND ON A DESIRABLE ROAD  
TOO...THIS BEAUTIFUL PROPERTY AWAITS YOUR FAMILY  
AND YOU...!

Uflit are highly delighted to welcome to the market this  
EXTENDED three bed semi detached property, beautifully

- Modern Family Bathroom
- Fabulous Extended Three Bedroom Family Home
- Ample Offroad Parking
- Beautifully Appointed Throughout
- FABULOUS First Time Buyer/ Growing Family Home
- Highly Desirable Location
- SIMPLY MUST BE VIEWED!
- Private Enclosed Landscaped SOUTH FACING Rear Garden
- Spacious Open Plan Family Living Area

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SIGNIFICANTLY EXTENDED AND ON A DESIRABLE ROAD TOO...THIS BEAUTIFUL PROPERTY AWAITS YOUR FAMILY AND YOU...!

Uflit are highly delighted to welcome to the market this EXTENDED three bed semi detached property, beautifully appointed throughout. The property boasts a warming cosy hallway, spacious modern bay windowed lounge flowing through to the heart and hub of this family home a modern open plan breakfast kitchen/ diner tastefully adopting the rear extension benefitting from French doors opening onto the garden. The first floor hosts three ample sized bedrooms and a beautiful family bathroom. To the outside of the property is a bespoke driveway providing off road parking. To the rear a private landscaped SOUTH FACING garden with a beautiful Indian stone patio wrapping around manicured gardens extending the family entertaining area. Located in the highly desirable and ever popular area of Brinsworth, close to local amenities with new bars and bistros complimenting the bustling shopping parade, excellent transport links and schools. The property also benefits from a range of fitted blinds. Don't think we've missed anything the owner certainly hasn't. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: b

Tenure: Leasehold

Parking options: Driveway, Off Street

Garden details: Front Garden, Rear Garden

### Entrance hall

A glazed composite door invites you in to a light and warming hallway with modern laminate flooring which leads to carpeted spindled stairs leading to the first floor accommodation, radiator, side facing upvc window and a glazed solid wood door giving access to the open plan entertaining area and lounge.

### Breakfast Kitchen/ Lounge Diner

w: 5.6m x l: 6.3m (w: 18' 4" x l: 20' 8")

The heart and hub of this fabulous home is the fitted modern kitchen featuring a large range of wall and base units with complimentary work surface areas, matching upstands and bespoke back panels, boasting a large breakfast bar and complimentary base units. Fitted appliances to include an eye level built in oven with microwave above, induction hob, a designer ceiling mounted extractor fan and dishwasher emulating the standard on offer. Further complimenting this modern kitchen is a designer radiator, split tiled to carpet to the offset lounge diner gives a sense of separation to the open plan aspect and an abundance of mood spot lighting flowing through this area. A rear facing upvc window along with French doors with glazed side panels opening to the garden illuminate. A glazed composite door gives further access to the side of the property and a further door to a large understairs storage cupboard. The dining area boasts a stylish marble fireplace and an opening leads to the lounge.

### Lounge

w: 3.5m x l: 3.9m (w: 11' 6" x l: 12' 10")

A spacious beautifully presented living area where your eyes are drawn to a feature wall, a radiator adds warmth, a continuation of the carpeted flooring and a front facing upvc bay window adding to the light.

### FIRST FLOOR:

#### Landing

A spindled carpeted landing with side facing upvc window, doors giving access to three bedrooms. the family bathroom and a loft hatch with ladder to a partially boarded loft creating additional storage space.

#### Master bedroom

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

A beautiful double bedroom with a range of modern fitted sliding wardrobes with drop mood lighting, carpeted flooring, radiator, a front facing upvc bay window.

#### Bedroom 2

w: 3.6m x l: 3.6m (w: 11' 10" x l: 11' 10")

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

#### Bedroom 3

w: 2m x l: 2.2m (w: 6' 7" x l: 7' 3")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

#### Family Shower Room

w: 2.6m x l: 2.8m (w: 8' 6" x l: 9' 2")

A beautifully presented bathroom comprising of a roll top bath with overhead double shower and screen, wash hand basin and a low level wc. Beautiful glass paneled walls with complimentary tiled flooring, spot lighting, heated towel rail and a rear facing upvc window.

### Outside

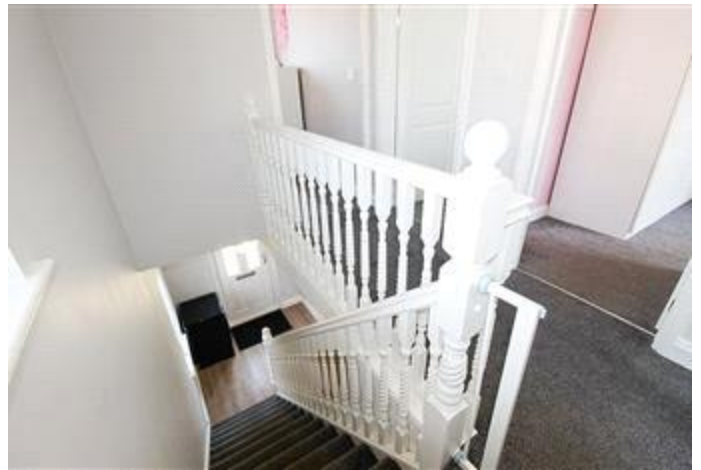
This house has curb appeal with an open bespoke stone driveway providing ample off road parking and a delicate stone wall protects a lawned garden. Large double gates open to a beautiful Indian stone patio which in turn leads to the rear. To the rear the Indian stone patio wraps around a low maintenance Astro turf garden creating a fabulous entertaining area enjoying the SOUTH FACING sunshine morning till night and a composite shed. DON'T DELAY CALL UFLIT TODAY















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## Ground Floor



## First Floor



Total area: approx. 96.2 sq. metres (1035.7 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		<b>84</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(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 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/fittings 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.