



£110,000 OIRO

Main Street, Rawmarsh, Rotherham

End of Terrace | 2 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Stunning Two Bed End Terrace
- BEAUTIFULLY PRESENTED THROUGHOUT
- Modern Spacious Lounge
- Immaculate Breakfast Kitchen/Diner
- Cellar
- Fabulous First Time Buyer/ Investor Property
- Enclosed Low Maintenance Garden
- VIEWING HIGHLY ADVISED!

## Property Description

A BEAUTIFUL PROPERTY, A REAL TREAT...JUST AWAITING YOUR FURNITURE ON MAIN STREET...!

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

## Main Particulars

A BEAUTIFUL PROPERTY, A REAL TREAT...JUST AWAITING YOUR FURNITURE ON MAIN STREET...!

Uflit would like to welcome to the market this FABULOUS two bedroom end terrace property, tastefully blending into the popular area of Rawmarsh. This deceptively spacious property is beautifully presented and ready to move in and relax. The property boasts a spacious lounge, a beautiful open plan breakfast kitchen/diner and cellar. To the first floor two bedrooms and a family bathroom. To the outside an attractive walled frontage with a low maintenance garden and to the rear an enclosed further low maintenance garden with patio area 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.

Tenure: Freehold

**Lounge** w: 4.1m x l: 3.5m (w: 13' 5" x l: 11' 6")

Entering through a glazed upvc door with overhead sky light to a spacious lounge with a front facing upvc window allowing an abundance of light to flow through whilst a radiator adds warmth. A beautiful fireplace with inset fire and marble façade adopts the chimney breast whilst carpeted flooring seamlessly flows throughout and a door opens to carpeted stairs leading to the first floor accommodation and a further door opens to the breakfast kitchen/diner.

**Breakfast Kitchen/ Lounge Diner** w: 4.1m x l: 3.7m (w: 13' 5" x l: 12' 2")

A beautiful modern fitted kitchen comprising of a range of wall and base units with complimentary worksurface areas, counter top composite sink and quirky tiled back panels. Appliances to include a built-in oven, gas hob with extractor above and plumbing for further utilities. Rear facing upvc window, under counter mood lighting and a glazed upvc door opens to the rear, carpeted flooring compliments, a radiator adds warmth and a further door to the cellar.

**Cellar** w: 4.1m x l: 3.5m (w: 13' 5" x l: 11' 6")

Creating further storage

### FIRST FLOOR:

A split carpeted landing with banister, doors giving access to two bedrooms, family bathroom and storage cupboard.

### Bedroom 1

w: 4.1m x l: 3.5m (w: 13' 5" x l: 11' 6")

A beautiful double bedroom with feature wall, carpeted flooring, radiator and a front facing upvc window.

**Bedroom 2** w: 2.1m x l: 3.8m (w: 6' 11" x l: 12' 6")

An ample sized second bedroom with carpet, radiator, over stairs storage and a rear facing upvc window.

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

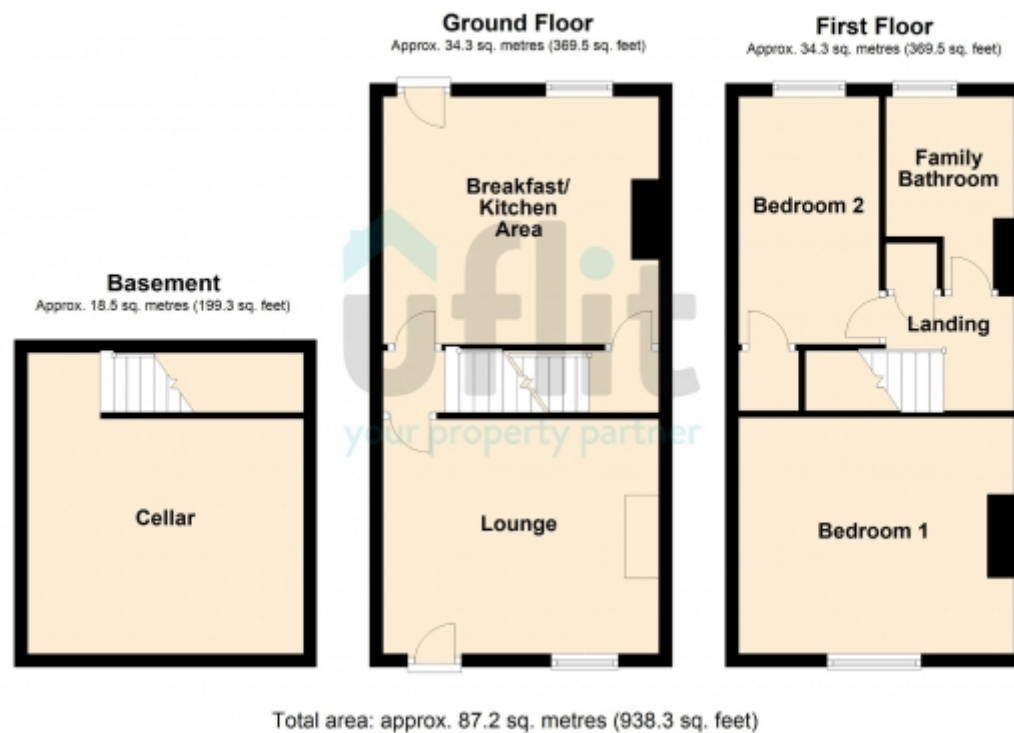
A modern family bathroom benefitting from a panelled bath with overhead shower, wash hand basin and a low level wc. Fully tiled walls with feature borders, contrasting vinyl flooring, radiator and a rear facing upvc window.

### **Outside**

An attractive walled frontage with gated access leading to a low maintenance paved garden. To the rear a further gate opens to an enclosed paved patio area which in turn leads to a decorative stone chipped garden with an outbuilding (previously a outside wc) creates storage with a power socket.







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 11919255 Registered Office: 20 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS

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