



£120,000 OIRO

Sebastian View, Brinsworth, Rotherham

Town House | 1 Bedroom | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous First Time Buyer/ Investor Home
- One Double Bedroom
- Beautifully Appointed Throughout
- Large Conservatory
- Modern Shower Room
- Designated Off Road Parking
- Private and Enclosed Garden to the Rear
- Highly Desirable Location
- NO ONWARD CHAIN!
- MUST BE VIEWED....!

Property Description

AN AFFORDABLE STARTER HOME AWAITING YOU... IN THE HIGHLY DESIRABLE BRINSWORTH ON SEBASTIAN VIEW...!

Uflit are delighted to welcome to the market this modern one bed town house ideally suited to the first-time buyer/ investor.

Main Particulars

AN AFFORDABLE STARTER HOME AWAITING YOU... IN THE HIGHLY DESIRABLE BRINSWORTH ON SEBASTIAN VIEW...!

Uflit are delighted to welcome to the market this modern one bed town house ideally suited to the first-time buyer/ investor. Set in the heart of this popular modern development in Brinsworth, hidden away in a beautiful cul-de-sac, close to local amenities, excellent transport links and schools. Briefly comprising of a spacious lounge, separate kitchen and a large conservatory overlooking the garden. A spacious double first floor bedroom benefiting from a range of fitted wardrobes and a modern shower room. To the outside is an open aspect frontage, separate driveway providing ample off-road parking and a landscaped enclosed garden to the rear. DON'T DELAY...CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Kitchen w: 2.2m x l: 3.6m (w: 7' 3" x l: 11' 10")

Entering through a glazed upvc door to the modern kitchen featuring a range of wall and base units with complimentary worksurface areas and tiled back panels, further complimentary units occupy the understairs recess cleverly utilising space. Fitted appliances to include electric oven, hob and extractor fan, integrated fridge and freezer with plumbing for further utilities. Laminate flooring seamlessly flows throughout the ground floor accommodation and a radiator adds warmth. A Rear facing upvc window adds light, spot lighting sets the mood and a door opens to the lounge.

Lounge w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

A spacious living area with a continuation of the laminate flooring, a spindled carpeted staircase leads to the first-floor accommodation, a radiator adds warmth and French doors open to the conservatory.

Conservatory w: 3.4m x l: 2.8m (w: 11' 2" x l: 9' 2")

A fabulous addition to the property with an all-year-round roof creating a further reception room with spot lighting, a continuation of the laminate flooring, radiator and French doors giving access to the garden.

Landing

A carpeted spindled staircase with a loft hatch creating additional storage space, side facing upvc window, radiator and doors giving access to the bedroom and shower room.

Bedroom 1 w: 3.7m x l: 3.6m (w: 12' 2" x l: 11' 10")

A spacious beautifully presented double bedroom with a range of fitted sliding wardrobes and an additional over stairs storage cupboard, rear facing upvc window, radiator and carpet.

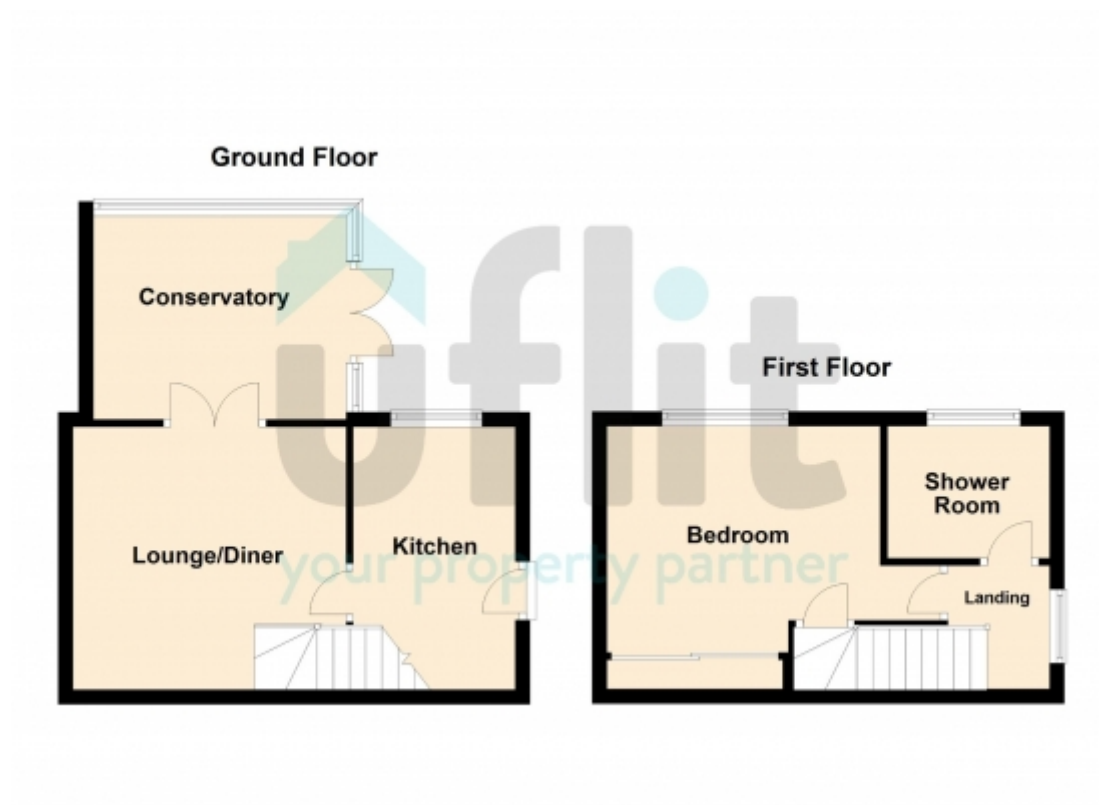
Family Shower Room w: 2.3m x l: 1.8m (w: 7' 7" x l: 5' 11")

a modern shower room comprising of a walk-in double shower, low level wc and floating wash hand basin. Decorative panelled walls and contrasting tiled flooring with underfloor heating, heated towel rail, spot lighting and a rear facing upvc window.

Outside

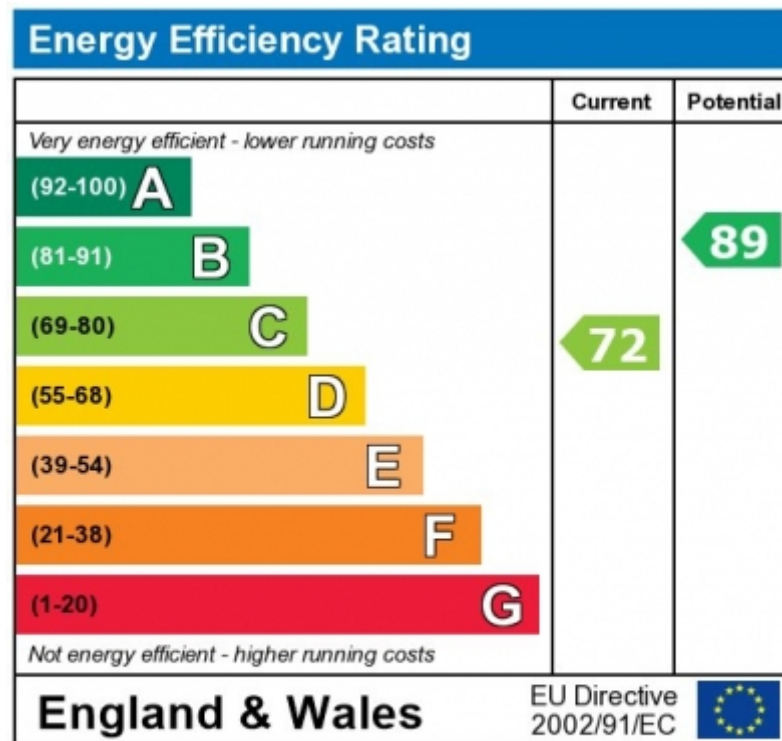
The property benefits from a separate driveway providing ample off-road parking with an open aspect to the front of the property. Side gated access to an enclosed landscaped garden with block paved patio area gently tiering to lawned areas with raised sleeper borders and decorative stone chippings and borders.





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 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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