



£190,000 Offers Over

Falconer Way, Treeton, Rotherham

Town House | 3 Bedrooms | 1 Bathroom

01709 912730



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# Step Inside

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## Key Features

- Stunning Three Bedroom Family Home
- Open Plan Lounge/ Diner
- Modern Fitted Kitchen
- Ample Off Road Parking
- Beautiful Landscaped Gardens
- Beautifully Appointed Throughout
- Desirable Location
- First Time Buyer/ Growing Family
- MUST BE VIEWED!

## Property Description

UNPACK AND UNWIND A HOME WHERE YOU'LL STAY...! AND ITS BEAUTIFULLY PRESENTED ON FALCONER WAY...!

Uflit are delighted to welcome to the market this beautifully appointed three bedroom end town house property offering modern living throughout.

## Main Particulars

UNPACK AND UNWIND A HOME WHERE YOU'LL STAY...! AND ITS BEAUTIFULLY PRESENTED ON FALCONER WAY...!

Uflit are delighted to welcome to the market this beautifully appointed three bedroom end town house property offering modern living throughout and being ideally suited to the first-time buyer / growing family. To the downstairs accommodation a cosy entrance cloakroom, open plan lounge diner modern fitted kitchen and a conservatory. To the first floor, three bedrooms and a modern family bathroom. The outside has curb appeal with a beautifully appointed open aspect frontage and a driveway providing ample off road parking and to the rear a stunning enclosed landscaped garden with a large patio area, ideal for summer entertaining. Located in the popular area of Treeton on a quiet and modern development within easy reach of local amenities, excellent transport links and schools. Don't delay call Uflit today 01709 912730.

Tenure: Freehold

**Entrance Cloak Room** w: 1.6m x l: 1.3m (w: 5' 3" x l: 4' 3")

Entering through a glazed door with a bespoke overhead sky light to a cosy cloakroom with laminate flooring which seamlessly flows throughout the property, radiator and a glazed panelled door with further glazed side panel giving access to the open plan lounge diner.

**Open Plan Lounge/Diner** w: 4.4m x l: 7.9m (w: 14' 5" x l: 25' 11")

A spacious living area where the laminate flooring seamlessly flows throughout with an open carpeted spindled staircase leading to the first-floor accommodation with understairs storage utilising space. A front facing UPVC bay window offers an abundance of light whilst two radiators add warmth. The dining area is complimented by French doors giving access to the conservatory and an opening gives access to the kitchen. Sizes to maximum measurements

**Conservatory** w: 4m x l: 2.9m (w: 13' 1" x l: 9' 6")

A fabulous addition to the property creating an additional reception room with carpeted flooring and a glazed upvc door leading to the garden.

**Kitchen** w: 1.9m x l: 3.1m (w: 6' 3" x l: 10' 2")

A modern fitted kitchen comprising of a range of wall and base units, complimentary work surface areas with a counter top sink and tiled back panels. Appliances to include a built in electric oven, gas hob, extractor fan and integrated fridge freezer, complimentary vinyl flooring and a rear facing UPVC window.

### FIRST FLOOR:

#### Landing

A carpeted spindled landing with doors giving access to three bedrooms, family bathroom, storage cupboard and a loft hatch creating additional storage.

**Bedroom 1** w: 3.3m x l: 2.7m (w: 10' 10" x l: 8' 10")

An ample size master bedroom with a range of built in wardrobes, front facing UPVC window, radiator and carpeted flooring.

**Bedroom 2** w: 2.3m x l: 2.9m (w: 7' 7" x l: 9' 6")

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

**Bedroom 3** w: 2m x l: 2.6m (w: 6' 7" x l: 8' 6")

An ample sized third bedroom with a range of fitted furniture, carpeted flooring, radiator and a rear facing upvc window.

**Family Bathroom** w: 2.3m x l: 1.5m (w: 7' 7" x l: 4' 11")

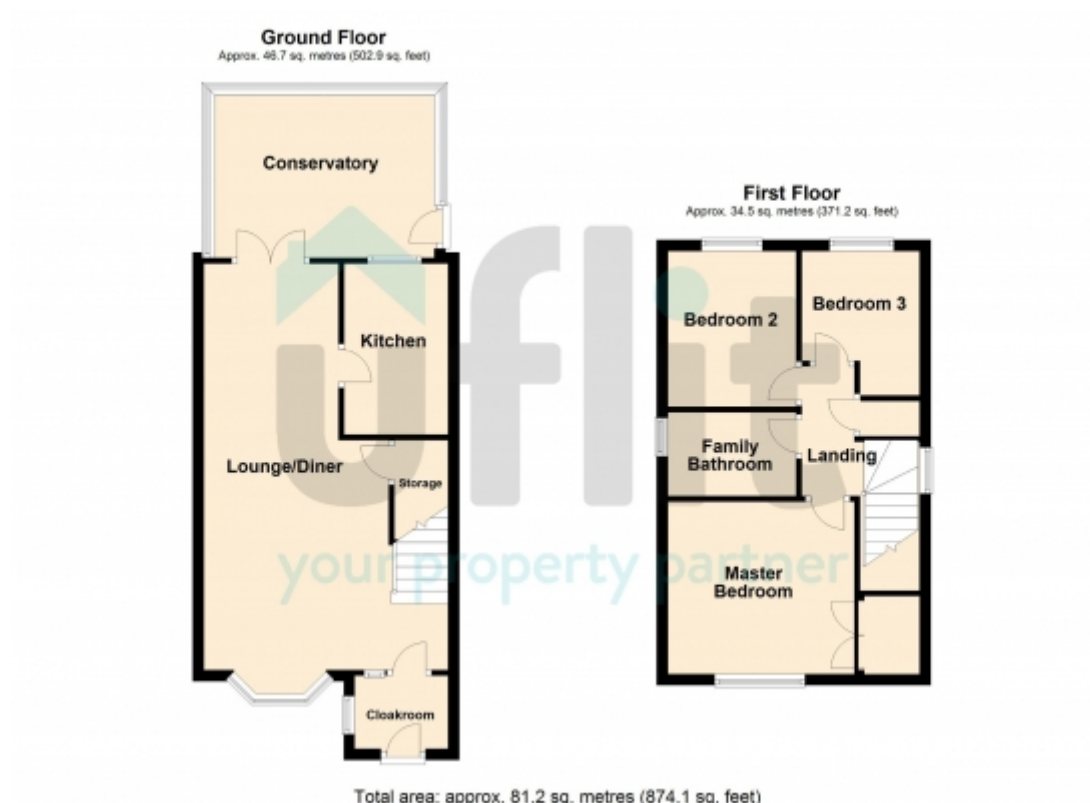
A modern bathroom comprising of a panelled bath with overhead shower, wash hand basin and a low level wc. Partially tiled walls with feature borders, complimentary vinyl flooring and radiator.

**Outside**

This house really has curb appeal with an open-aspect low maintenance frontage and lawned gardens with manicured decorative stone borders and a stunning cherry tree creates a feature. A driveway provides ample off road parking for two vehicles and side gated access to an enclosed rear garden. The rear provides beautifully landscaped gardens with a large paved patio with decked balustrades leading to a low maintenance decorative stone garden and a garden shed all enclosed by fencing.

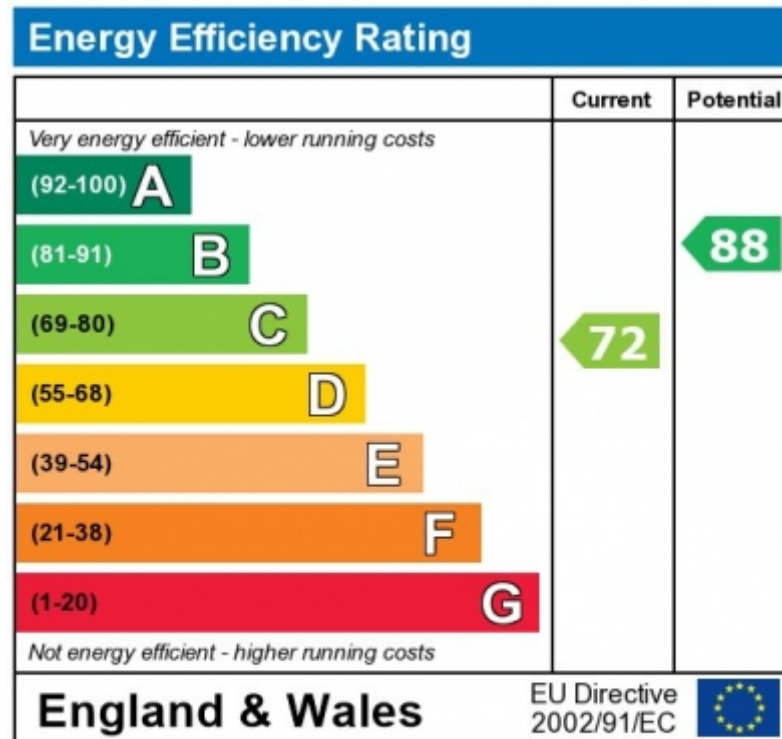






This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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

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