



£140,000 OIRO

Sunnybank Crescent, Brinsworth, Rotherham

Town House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Stunning Three Bedroom Family Home
- Beautifully Appointed Throughout
- Modern Lounge with Bespoke Media Wall
- Stunning Kitchen
- Modern Shower Room
- Enclosed Landscaped Rear Garden with a Stunning Mancave
- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- SIMPLY MUST BE VIEWED!

Property Description

IF YOU'RE WANTING ULTRA-MODERN, THEN YOUR MONIES WELL SPENT...A STUNNING PROPERTY, NESTLED AWAY ON SUNNYBANK CRESCENT...!
Uflit would like to welcome to market this beautifully presented three-bedroom mid-town house family home, located in the heart of Brinsworth.

Main Particulars

IF YOU'RE WANTING ULTRA-MODERN, THEN YOUR MONIES WELL SPENT...A STUNNING PROPERTY, NESTLED AWAY ON SUNNYBANK CRESCENT...!
Uflit would like to welcome to market this beautifully presented three-bedroom mid-town house family home, located in the heart of Brinsworth. The property boasts a cloakroom hallway, a modern fully integrated fitted kitchen and a stunning lounge. To the first-floor three bedrooms and a beautiful family shower room. This property truly has curb appeal with a landscaped low maintenance garden to the front and to the rear a further enclosed landscaped garden providing a fabulous entertaining area with bespoke seating areas, an Astro turf garden and a stylish mancave adding to the desirability of this property. All this and close to local amenities to include an abundance of vibrant shops, bistro and bars, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A
Tenure: Freehold

Entrance hall

A beautiful glazed composite door with glazed side panel invites you into the hallway with modern laminate flooring seamlessly flowing through to the living area, carpeted stairs with a stunning solid wood banister with glazed balustrades to first-floor accommodation with under stairs storage. Radiator and a beautiful glazed panelled door giving access to the living area and an opening to the kitchen.

Lounge w: 4.2m x l: 3.9m (w: 13' 9" x l: 12' 10")

A modern beautifully appointed living area with a continuation of the laminate flooring seamlessly flowing throughout this space. On entering your eyes are drawn to a stunning bespoke feature media wall, emulating the standard and housing the tv and a full-length feature fire with recess tiling. A rear upvc window along with a upvc door allows an abundance of light throughout this space whilst a designer radiator adds warmth and further understairs storage.

Kitchen w: 2.3m x l: 2.7m (w: 7' 7" x l: 8' 10")

A stunning fully integrated fitted kitchen featuring a range of modern wall and base units with complimentary granite work surface areas with a undercounter composite sink, designer tap and matching upstands. Appliances to include a built-in oven, induction hob and extractor fan, integrated fridge freezer, dishwasher and washing machine. Modern vinyl flooring, a front facing upvc window and spot lighting.

FIRST FLOOR:

A carpeted landing with a continuation of the solid wood banister rail with glass balustrades, doors give access to three bedrooms, family shower room, built in storage and a loft hatch creates additional storage.

Master bedroom w: 2.3m x l: 3.3m (w: 7' 7" x l: 10' 10")

A double bedroom with a range of modern fitted sliding wardrobes, feature wall, spot lighting, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 2.3m x l: 3.3m (w: 7' 7" x l: 10' 10")

A further double bedroom with modern fitted sliding wardrobes, carpeted flooring, radiator, spot lighting and a rear facing upvc window.

Bedroom 3 w: 1.9m x l: 2.4m (w: 6' 3" x l: 7' 10")

An ample sized third bedroom with a bespoke built-in bed, carpeted flooring, designer radiator and a front facing upvc window.

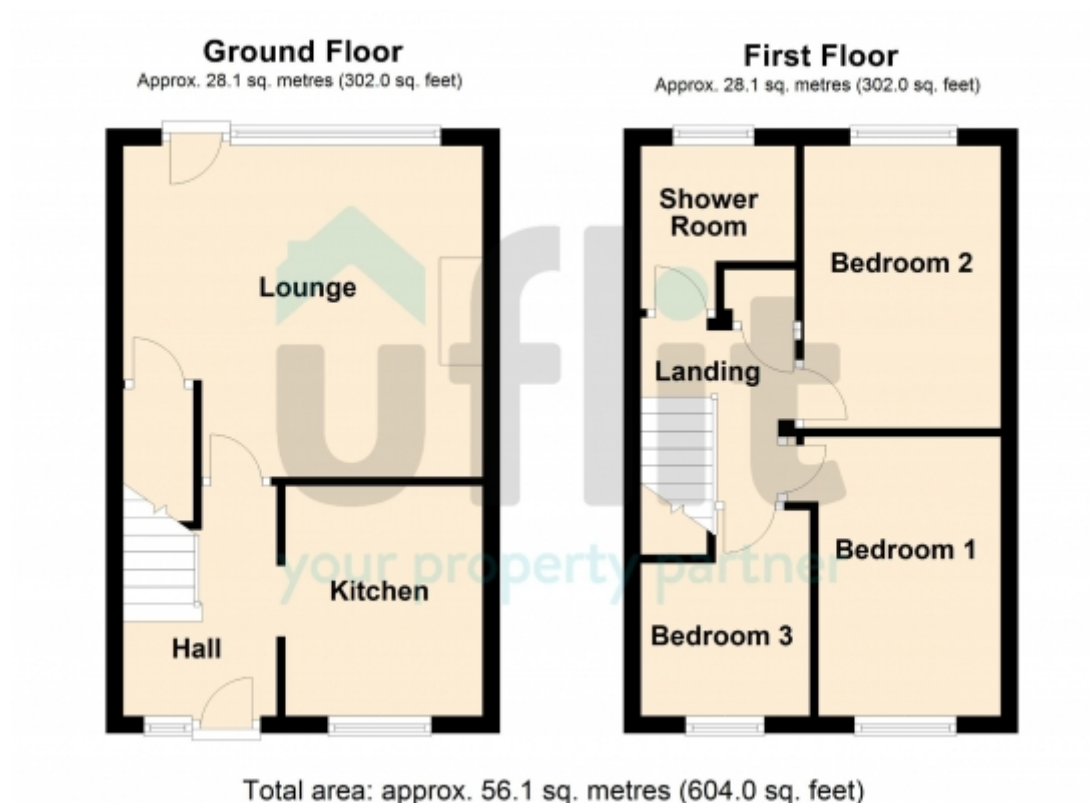
Family Shower Room w: 1.8m x l: 2.1m (w: 5' 11" x l: 6' 11")

A beautifully presented shower room comprising of a walk-in shower with overhead double shower and screen, a vanity unit houses both the wash hand basin and wc creating ample storage. Fully tiled walls with complimentary tiled flooring, decorative panelled ceiling with spot lighting, designer radiator and a rear facing upvc window.

Outside

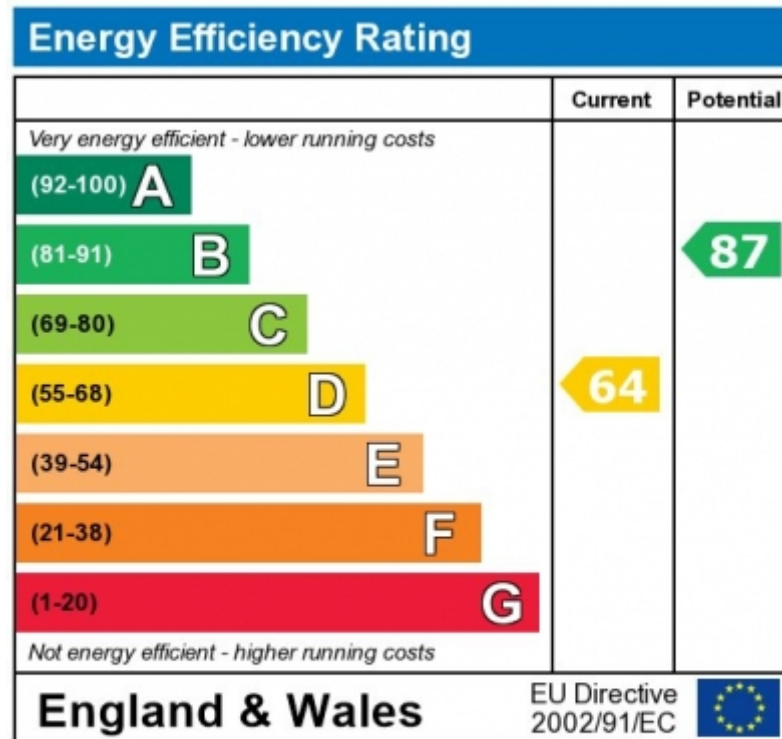
This property truly has curb appeal whilst blending tastefully into its surroundings with a beautiful low maintenance frontage where a gate opens to a stunning bespoke resin path separating low maintenance Astro turf gardens. The rear landscaped garden has a decked patio area protected by a fabulous pagoda leading to a low maintenance Astro turf garden creating a beautiful entertaining area. Extending the entertaining area is a stylish mancave with stunning Bi fold doors overlooking the garden, laminate flooring, spot lighting and a rear glazed upvc door. DON'T DELAY CALL UFLIT TODAY.





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



www.uflit.co.uk