



£180,000 OIRO

Chapelfield Road, Thorpe Hesley, Rotherham

Town House | 2 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS First Time Buyer/ Growing Family Home
- Two Double Bedrooms
- Tastefully Appointed Throughout
- Spacious Lounge
- Modern Fitted Breakfast Kitchen
- Conservatory
- Beautifully Landscaped Enclosed Rear Garden
- Off-Road Parking
- Highly Desirable Location
- MUST BE VIEWED!

Property Description

UNPACK AND UNWIND YOUR PERFECT ABODE...TASTEFULLY PRESENTED ON CHAPELFIELD ROAD...!

Uflit are delighted to welcome to the market this tastefully appointed two-bedroom property offering modern living throughout and being ideally suited to the first-time buyer or growing family.

Main Particulars

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Uflit are delighted to welcome to the market this tastefully appointed two-bedroom property offering modern living throughout and being ideally suited to the first-time buyer or growing family. To the downstairs accommodation a cosy entrance cloakroom, spacious lounge and a modern fitted breakfast kitchen opening into the conservatory. To the first floor, two double bedrooms and a modern family bathroom. The outside has an open aspect frontage and to the rear a beautiful enclosed landscaped garden with patio area, ideal for summer entertaining with off-road designated parking beyond. Located in the highly desirable area of Thorpe Hesley within easy reach of local amenities, excellent transport links and schools. Don't delay call Uflit today 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance Cloak Room w: 1m x l: 1.1m (w: 3' 3" x l: 3' 7")

Entering through a glazed upvc door to a cosy cloakroom with laminate flooring which seamlessly flows throughout to the lounge with a further door giving access to the open plan lounge.

Lounge w: 3.8m x l: 5.6m (w: 12' 6" x l: 18' 4")

A spacious living area where your eyes are drawn to a large brick feature fireplace with ornate log burner fire, the laminate flooring seamlessly flows throughout with an open wooden staircase leading to the first-floor accommodation with understairs recess utilising space. A front facing upvc window offers an abundance of light whilst two radiators add warmth and an opening gives access to the breakfast kitchen.

Kitchen w: 3.8m x l: 2.5m (w: 12' 6" x l: 8' 2")

A modern fitted kitchen comprising of a range of wall and base units, complimentary worksurface areas with a counter top sink, tiled back panels and a delicate breakfast bar compliments. Appliances to include a built-in electric oven, electric hob and plumbing for further utilities. Radiator, complimentary vinyl flooring and an opening to the conservatory.

Conservatory w: 3.5m x l: 2.8m (w: 11' 6" x l: 9' 2")

A fabulous addition to the property creating an additional reception room with a continuation of the vinyl flooring, radiator and French doors leading leading to the garden.

FIRST FLOOR:

Landing

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

Master bedroom w: 3.8m x l: 3.2m (w: 12' 6" x l: 10' 6")

An ample size master bedroom with a range of fitted wardrobes, front facing UPVC window, radiator and solid wood exposed flooring.

Bedroom 2 w: 3.8m x l: 2.4m (w: 12' 6" x l: 7' 10")

A further double bedroom with a range of fitted sliding mirrored wardrobes, a rear facing UPVC window, carpeted flooring and radiator.

Family Bathroom w: 2.6m x l: 1.5m (w: 8' 6" x l: 4' 11")

A modern bathroom comprising of a panelled bath with mixer tap shower, wash hand basin and a low level wc. Partially tiled walls with complimentary vinyl flooring, decorative panelled ceiling and radiator.

Outside

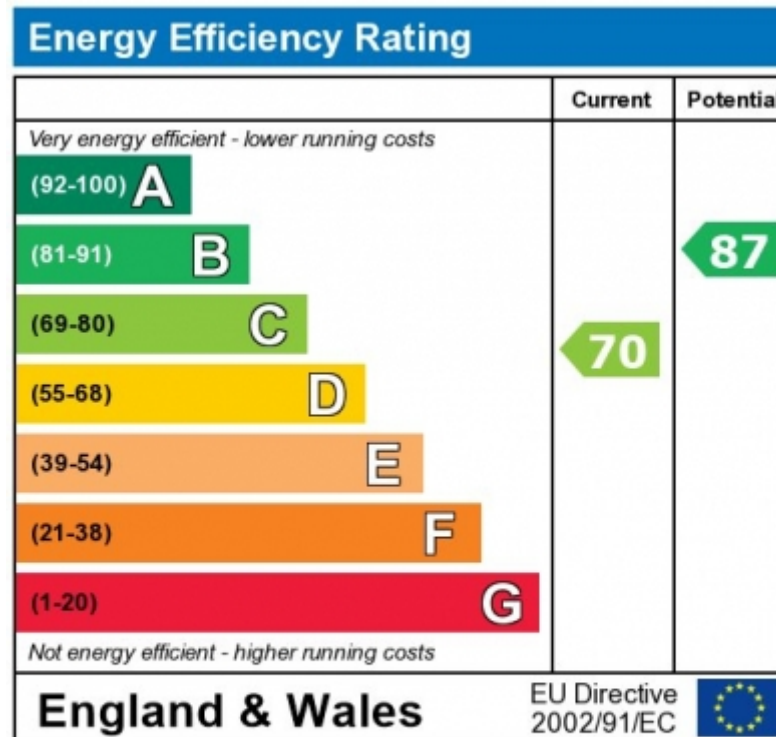
An open-aspect low maintenance frontage with predominantly lawned gardens and decorative borders. The rear provides beautifully landscaped gardens with a paved patio leading to a low maintenance decorative stone garden, all enclosed by fencing and gated access to the rear with designated parking.





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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