



£190,000 OIRO

Kynance Crescent, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedroom Family Home
- Tastefully Appointed
- Modern Bay Windowed Lounge
- Breakfast Kitchen
- Ample Off-Road Parking with Two Driveways & Detached Garage
- Occupying a Corner Plot position
- Desirable Location
- MUST BE VIEWED!

Property Description

STEP ONTO THE LADDER WITH THIS YOUR MONIES WELL SPENT...WITH ADDITIONAL LAND ON KYNANCE CRESCENT...!

Uflit would to welcome to the market this three bedroom semi detached property tastefully appointed throughout commanding a large corner plot position.

Main Particulars

STEP ONTO THE LADDER WITH THIS YOUR MONIES WELL SPENT...WITH ADDITIONAL LAND ON KYNANCE CRESCENT...!

Uflit would to welcome to the market this three bedroom semi detached property tastefully appointed throughout commanding a large corner plot position. The property boasts a spacious bay windowed lounge with bespoke media wall and air conditioning, a breakfast kitchen and a downstairs partially renovated bathroom. To the first floor three bedrooms master with a range of built-in wardrobes and further air conditioning. To the front an extensive driveway providing ample off-road parking with wrap around gardens adding to the desirability of this property with a patio area creating an ideal entertaining space, low maintenance rear garden and a further driveway leading to a detached garage. Located in a quiet and highly desirable area of Brinsworth close to local amenities to include the vibrant shopping parade, excellent transport links and schools. The property also benefits from a range of fitted blinds This property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: A

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed composite door with glazed side panel to a cosy hallway with laminate flooring leading to carpeted stairs to the first-floor accommodation. Radiator and bespoke doors giving access to the lounge, breakfast kitchen and the family bathroom.

Lounge w: 4.9m x l: 3.3m (w: 16' 1" x l: 10' 10")

A spacious and modern living area where a bespoke feature media wall catches the eye with recess shelving and mood lighting. A front facing upvc bay window allows an abundance of light to illuminate, a radiator adds warmth, carpeted flooring flows throughout and a air conditioning unit.

Breakfast kitchen w: 3.1m x l: 3.7m (w: 10' 2" x l: 12' 2")

Featuring a range of wall and base units with complimentary worksurface areas, counter top sink, tiled back panels and a breakfast bar compliments. Appliances to include a built-in electric oven, gas hob and extractor fan with plumbing for further utilities. A rear facing upvc window along with a rear facing glazed upvc door allows light, a radiator adds warmth, vinyl flooring flows throughout and a large under stairs recess provides storage.

Family Bathroom w: 1.7m x l: 1.8m (w: 5' 7" x l: 5' 11")

Benefitting from a panelled bath, vanity wash hand basin and a low level wc. Partially panelled walls with contrasting tiled flooring and a front facing upvc window.

FIRST FLOOR:

Landing

With a stylish solid wood banister rail and glass balustrades, carpeted flooring, loft hatch creating additional space and bespoke doors giving access to three bedrooms.

Master bedroom w: 4.9m x l: 3.4m (w: 16' 1" x l: 11' 2")

A large master bedroom with a large range of built-in wardrobes, carpeted flooring, radiator, a front facing upvc window and air conditioning unit.

Bedroom 2 w: 2.3m x l: 3.8m (w: 7' 7" x l: 12' 6")

With carpeted flooring, radiator and side and rear facing upvc windows.

Bedroom 3 w: 2.5m x l: 1.9m (w: 8' 2" x l: 6' 3")

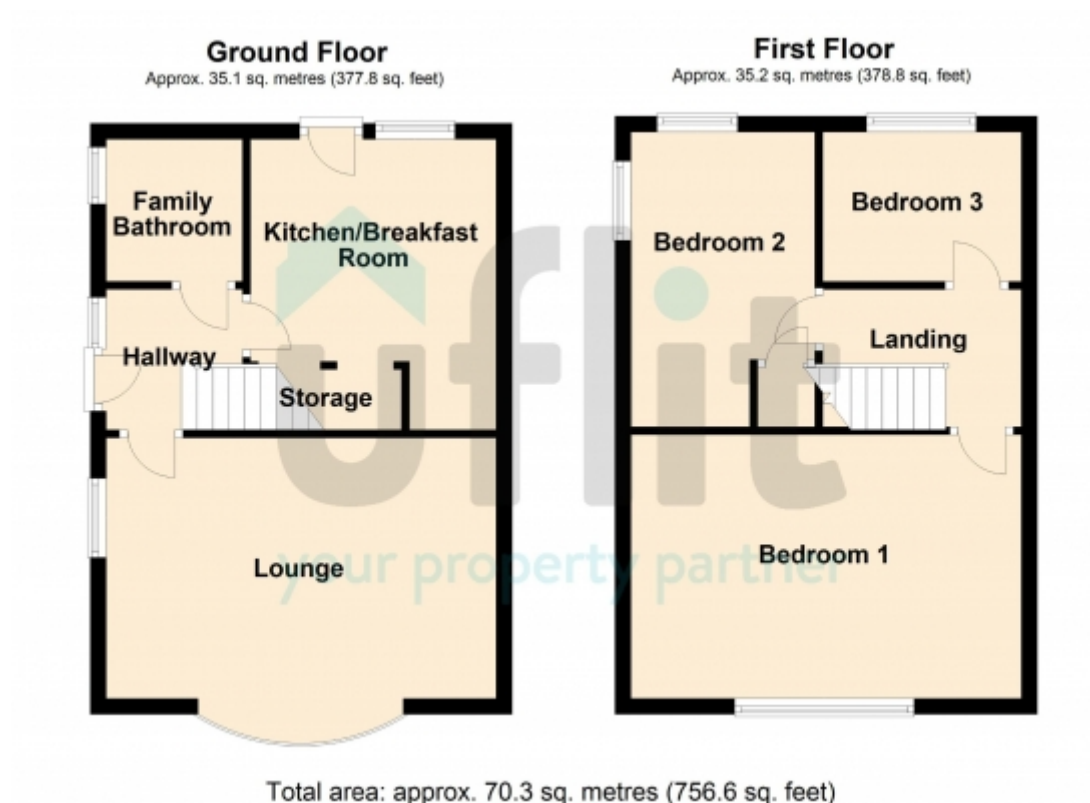
A further bedroom with carpeted flooring, radiator and rear facing upvc window.

Outside

The property occupies a large corner plot protected by a newly erected fence, an opening to an extensive decorative stone driveway providing ample off-road parking. A lawned garden wraps around the property leading to a patio area to the rear, where a wall protects a low maintenance Astro turf garden with raised sleeper beds.

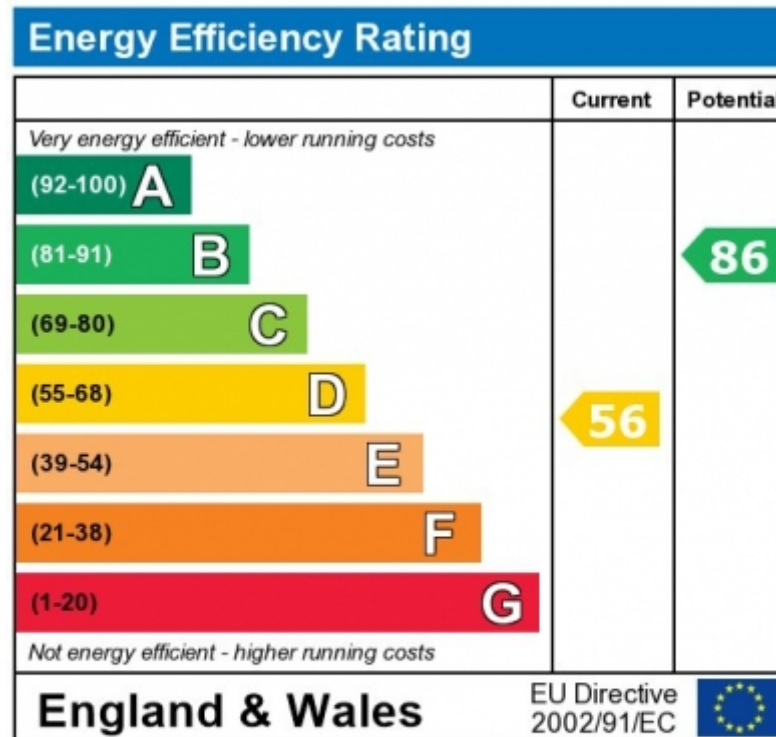
Double gates open to a second driveway which in turn leads to a detached garage. The added bonus is a further plot of land with potential to own if the price is right.





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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