



£130,000 Guide Price

Houghton Road, Thurnscoe, Rotherham

End of Terrace | 3 Bedrooms

01709 912730



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# Step Inside

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## Key Features

- Fabulous Extended Three Bedroom Family Home
- Stunning Open Plan Lounge Diner
- Downstairs WC
- Modern Kitchen
- Off Road Parking & A Detached Garage
- Fabulous Shower Room
- Landscaped Rear Garden
- Popular Location
- Beautifully Appointed Throughout
- VIEWING ESSENTIAL TO APPRECIATE THE STANDARD ON OFFER

## Property Description

GUIDE PRICE £130,000 to £140,000

TASTEFULLY EXTENDED A FABULOUS FAMILY ABODE... BEAUTIFULLY PRESENTED ON HOUGHTON ROAD ...!

Uflit are highly delighted to welcome to the market this fabulous three bedroom significantly extended property, beautifully appointed throughout.

## Main Particulars

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Uflit are highly delighted to welcome to the market this fabulous three bedroom significantly extended property, beautifully appointed throughout. The property boasts a spacious Open Plan Modern lounge/ Diner leading to a beautiful kitchen and complimented by a wraparound extended sitting room with separate wc. To the first floor three ample sized bedrooms and a modern family shower room. The property commands a corner plot position where the standard amplifies to the outside. The property has curb appeal with wrap around gardens, double gates open to a driveway providing off road parking leading to a detached garage. A landscaped rear garden adds to the desirability of this property. Located in the heart of Thurnscoe close to local amenities to include the bustling shopping parade, excellent transport links and schools and a stones throw away from the Plaza. The property benefits from fully fitted blinds and a cctv system. This property won't wait for you. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

### Entrance hall

A glazed upvc door with overhead sky light invites you into a warm and welcoming cloakroom hallway, a radiator adds warmth. Laminate flooring leads to carpeted spindled stairs to first floor accommodation with understairs storage utilising space and doors give access to the kitchen and a large cloakroom cupboard.

### Kitchen w: 1.9m x l: 5.3m (w: 6' 3" x l: 17' 5")

A beautiful fully fitted modern gally kitchen featuring a range of wall and base units with complimentary work surface areas, counter top composite sink and tiled back panels. Appliances to include a built in electric oven, electric hob with black glass back panel, extractor fan and plumbing for further utilities. A rear facing upvc full length upvc window allows light along with spot lighting, laminate flooring and an opening to the open plan living area.

### Open Plan Extended Lounge/ Diner w: 3.7m x l: 0m (w: 12' 2" x l: )

A spacious beautifully presented open plan living area with the laminate flooring seamlessly flows throughout. A front facing upvc bay window allows an abundance of light to flow through to the dining area. A radiator adds warmth and an opening gives a sense of separation whilst retaining the open plan aspect.

### Dining room w: 3.7m x l: 4m (w: 12' 2" x l: 13' 1")

The dining area benefits from a further opening to a tasteful wrap around extension, a continuation of the laminate flooring and radiator.

**Sitting room** w: 4.9m x l: 4.7m (w: 16' 1" x l: 15' 5")

A fabulous addition to the property with patio doors opening to the garden. Two radiators add to the warmth. A front and rear upvc window illuminates, laminate flooring flows throughout and a door to the wc.

**Downstairs WC**

A beautifully presented WC comprising of a vanity wash hand basin, further vanity WC, decorative panelled walls with complimentary panelled ceiling, with spot lighting, contrasting laminate flooring and a heated towel rail.

**FIRST FLOOR:**

**Landing**

A carpeted landing with loft hatch creating additional space, a range of fitted furniture and doors giving access to three bedrooms and the family shower room.

**Master bedroom** w: 3.2m x l: 3.9m (w: 10' 6" x l: 12' 10")

A double bedroom with feature wall, laminate flooring, radiator and a rear facing upvc window.

**Bedroom 2** w: 3.2m x l: 3.6m (w: 10' 6" x l: 11' 10")

A further double bedroom with laminate flooring, radiator and a front facing upvc window

**Bedroom 3** w: 2.5m x l: 2.6m (w: 8' 2" x l: 8' 6")

A further ample sized bedroom with carpeted flooring, radiator and a front facing upvc window.

**Family Shower Room** w: 2.5m x l: 2.5m (w: 8' 2" x l: 8' 2")

A beautifully presented shower room comprising of a large walk in shower with screen, low level wc and a vanity wash hand basin. Modern partially tiled walls with feature border, contrasting laminate flooring, heated towel rail and a rear facing upvc window.

**Outside**

The property has curb appeal commanding a corner plot position. A delicate walled frontage with gated access to low maintenance decorative stone wrap around gardens with mature manicured shrubs. Double gates opens to a driveway providing off road parking which in turn leads to a detached garage.

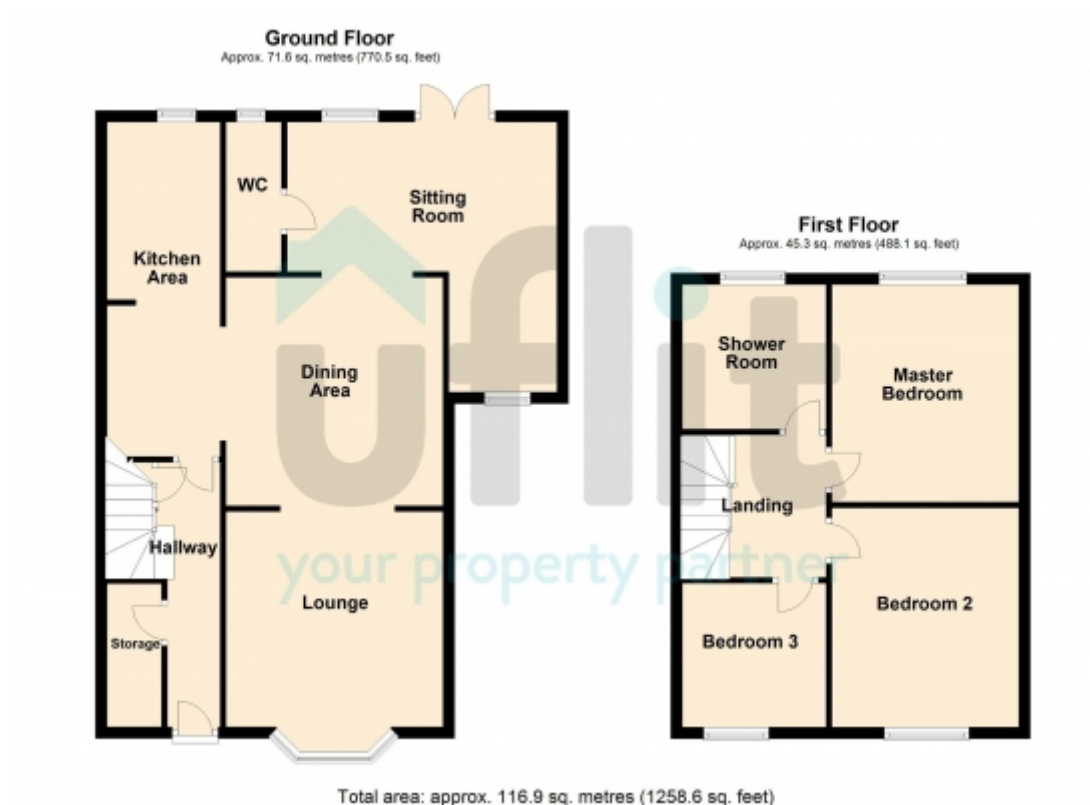
To the private rear a beautiful landscaped garden with Astro turf gardens and raised manicured borders.

We hope we haven't missed anything the vendor certainly hasn't.

DON'T DELAY CALL UFLIT TODAY



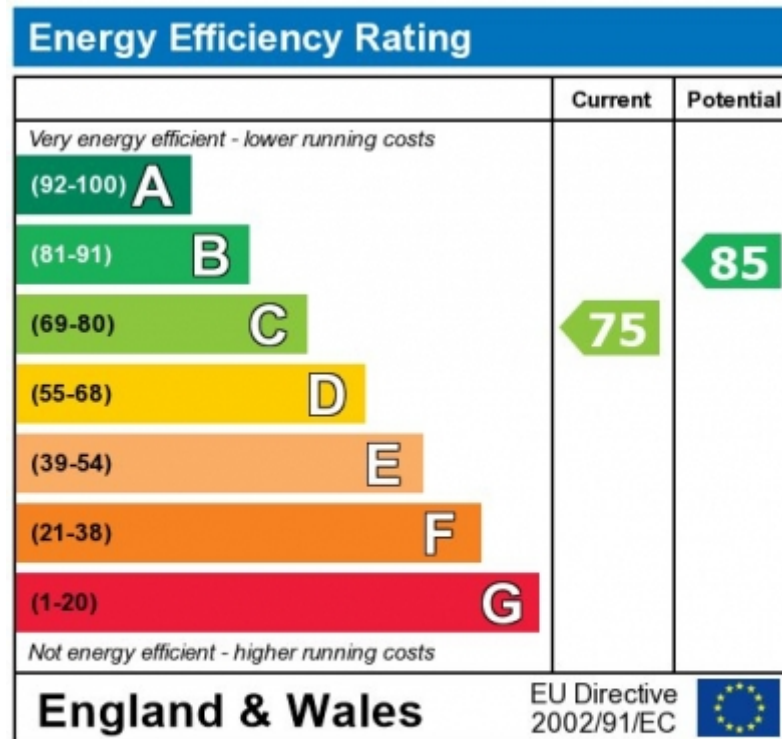




This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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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