



£110,000 Guide Price

Far Lane, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Three Bedroom Property
- Popular Location
- Extended Kitchen
- Fabulous First Time Buyer/ Investor
- Spacious Bay Windowed Lounge & Seperate Dining Area
- Conservatory
- Ample Off Road Parking
- Vacant Possession
- Downstairs Shower Room
- In Need Of Renovation Whilst Offering Huge Potential

Property Description

Uflit are delighted to welcome to the market this three bedroom semi detached property in need of renovation whilst offering huge potential.

Main Particulars

HOW TO RENOVATE ITS YOUR DECISION...ALL IT TAKES IS A LITTLE VISION...!

Uflit are delighted to welcome to the market this three bedroom semi detached property in need of renovation whilst offering huge potential. The property boasts a cosy cloakroom entrance, spacious bay windowed lounge with separate dining area, extended kitchen, a rear conservatory and downstairs shower room. To the first floor three ample sized bedrooms. The property commands a fabulous position with a driveway providing ample off road parking. To the rear a decked patio leads to a predominantly lawned garden. Located in a quiet and ever popular area of East Dene, close to local amenities and excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

Entrance hall

A glazed UPVC door opens to a cosy cloakroom hallway, carpeted stairs leading to first floor accommodation with a large understairs storage area, radiator and doors give access to the dining area and shower room.

Lounge w: 3.7m x l: 3.8m (w: 12' 2" x l: 12' 6")

A spacious living area with a focal feature fire surround adopting the chimney breast. A radiator creates warmth and front facing UPVC bay window allows an abundance of light to flow through. Glazed panelled bi fold doors open to the dining area whilst carpet seamlessly flows throughout.

Dining room w: 2.9m x l: 3.9m (w: 9' 6" x l: 12' 10")

A second reception room with radiator and a door opening into the kitchen and patio doors opening to the conservatory.

Conservatory w: 3m x l: 2.4m (w: 9' 10" x l: 7' 10")

A useful addition to the property with glazed panels and a glazed upvc door gives access to the garden.

Kitchen w: 2.5m x l: 3.7m (w: 8' 2" x l: 12' 2")

Featuring a range of wall and base units with complimentary work surface areas and upstands. Appliances to include an inset oven with extractor fan and plumbing for further utilities, radiator, laminate flooring flows throughout and rear and side facing upvc windows allows light along with spot lighting.

Family Shower Room w: 2.6m x l: 1.7m (w: 8' 6" x l: 5' 7")

Comprising of a shower cubicle with decorative panelled back panels, wash hand basin and wc, vinyl flooring, radiator, a side facing UPVC window and spot lighting.

FIRST FLOOR:

Landing

A carpeted spindled landing with a front facing UPVC window and door to storage cupboard with further doors giving access to three bedrooms and a loft hatch for further storage.

Bedroom 1 w: 3.7m x l: 3.8m (w: 12' 2" x l: 12' 6")

A double bedroom with a built in wardrobe, carpeted flooring, radiator and a front facing UPVC window.

Bedroom 2 w: 2.9m x l: 3.9m (w: 9' 6" x l: 12' 10")

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

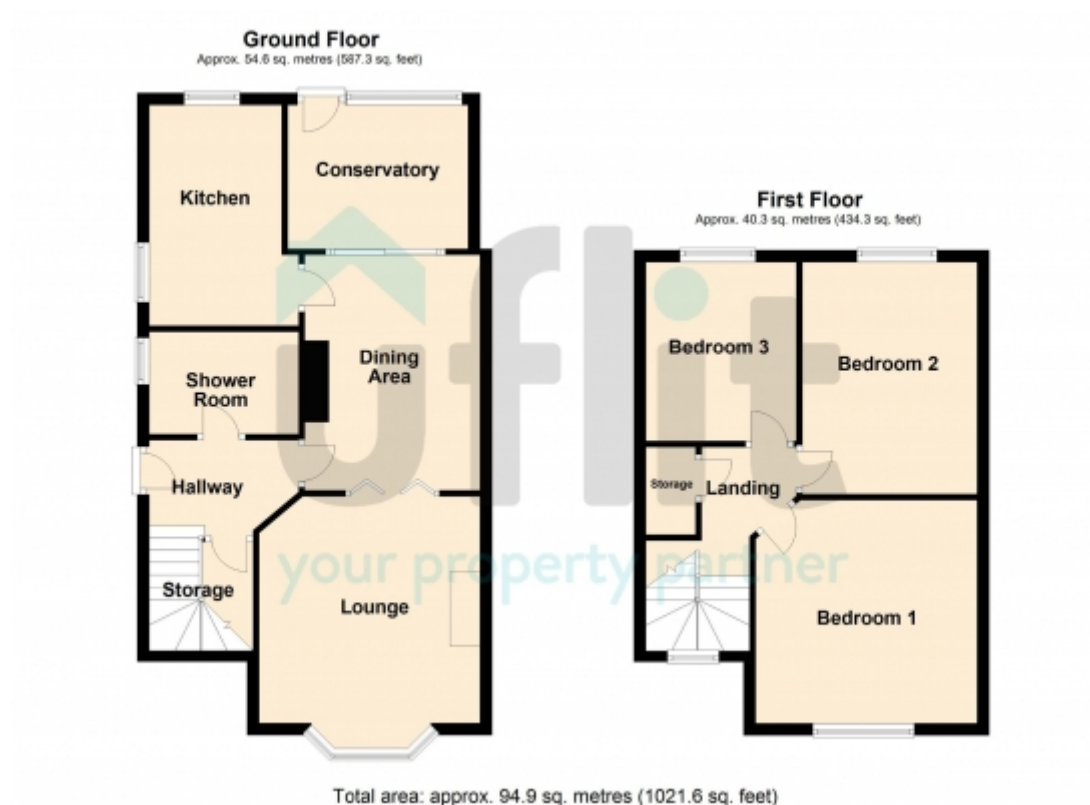
Bedroom 3 w: 2.6m x l: 3m (w: 8' 6" x l: 9' 10")

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

Outside

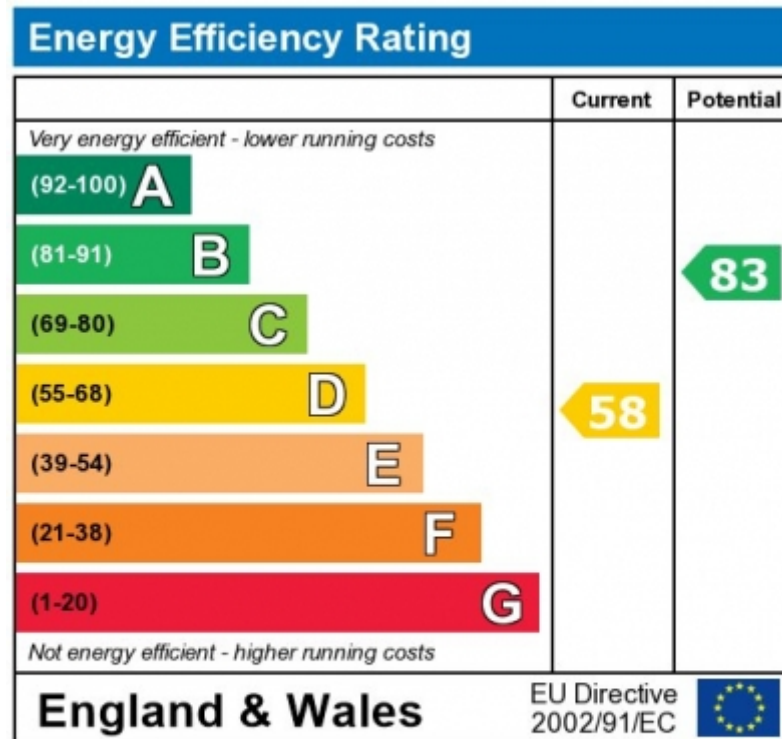
The property commands a fabulous position with a delicate fence protecting a low maintenance paved garden with decorative slate borders. Double gates open to a driveway providing ample off road parking. To the side decorative stone leads to a further private gate to the rear. To the rear a decked patio leads to a lawned garden with mature borders





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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