



£185,000 OIRO

Bawtry Road, Bramley, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Spacious Three Bedroom Extended Family Home
- Spacious Open-plan Lounge Diner
- Large Wrap Around Breakfast Kitchen
- Extended Kitchen
- Ample Off-Road Parking & an Adjoining Garage
- Highly Desirable Location
- Tastefully Appointed Throughout
- Family Shower Room
- Occupying a Cul-de-sac position
- NO ONWARD CHAIN! MUST BE VIEWED!

Property Description

Uflit are delighted to welcome to the market this extended three bedroom semi detached property commanding a fabulous cul-de-sac position, tastefully appointed throughout.

Main Particulars

IF IT'S THE DESIRABLE SCHOOL THAT APPEALS TO YOU...THEN BOOK A VIEWING FOR BAWTRY ROAD 122...!

Uflit are delighted to welcome to the market this extended three bedroom semi detached property commanding a fabulous cul-de-sac position, tastefully appointed throughout. The property boasts a warming entrance hall, spacious open plan lounge/ diner and a modern wrap around extended fitted kitchen. To the first floor three good sized bedrooms and a family shower room. The property commands an elevated position with a driveway providing off-road parking leading to an adjoining garage. The rear garden has a stunning composite patio area and further lawned gardens all privately enclosed creating a fabulous entertaining area for the growing family. Located in the highly desirable area of Bramley close to all local amenities, excellent transport links and schools. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

A delicate canopy invites you through a glazed upvc door with glazed side panel, to a light and warming cloakroom hallway. Carpeted stairs to the first-floor accommodation, radiator and a door giving access to the open plan lounge/ diner and an opening to the extended kitchen area.

Open Plan Lounge/Diner w: 3.6m x l: 6.5m (w: 11' 10" x l: 21' 4")

The lounge benefits from a bespoke stone built fire place with complimentary shelving where a fire sits on a marble hearth. Carpeted flooring flows throughout and a front facing upvc bay window along with a rear facing upvc window allows an abundance of light whilst two radiators add warmth and a door opens to the extended kitchen

Breakfast kitchen w: 3.8m x l: 3.3m (w: 12' 6" x l: 10' 10")

A modern wrap around kitchen featuring a range of wall and base units with complimentary work surface areas and striking tiled back panels. Appliances to include a built-in double oven, electric hob, extractor fan, integrated fridge freezer and plumbing for further utilities and storage cupboards.. A rear facing upvc window allows light along with a rear facing upvc door giving access to the garden and carpeted flooring.

FIRST FLOOR:

Landing

A carpeted landing with a side facing upvc window, built in storage cupboard with further over stairs storage. Doors giving access to three bedrooms, the family shower

room and a loft hatch for additional storage.

Master bedroom w: 3.6m x l: 3.4m (w: 11' 10" x l: 11' 2")

A spacious bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc window.

Bedroom 2 w: 3.6m x l: 3.1m (w: 11' 10" x l: 10' 2")

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

Bedroom 3 w: 2.1m x l: 2.1m (w: 6' 11" x l: 6' 11")

An ample sized third bedroom with carpeted flooring, radiator and a front facing upvc window.

Shower Room w: 2.4m x l: 1.5m (w: 7' 10" x l: 4' 11")

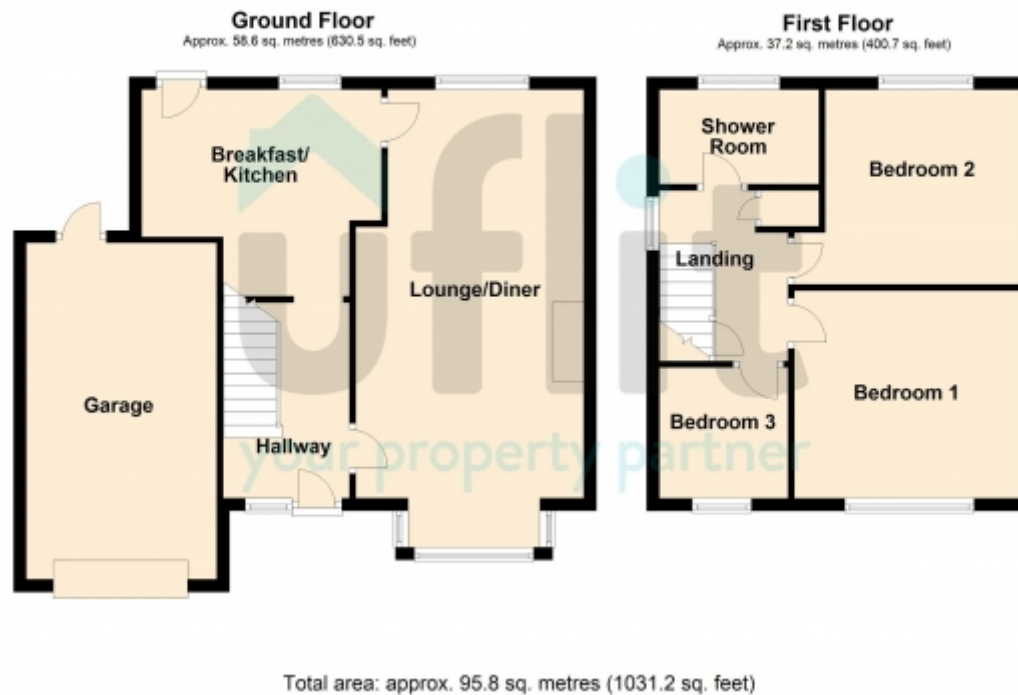
Comprising of a fitted shower cubicle, wash hand basin and a low level wc. Fully tiled walls with feature borders and complementary carpeted flooring, radiator and a rear facing upvc window.

Outside

This property commands a prominent position with a private walled frontage, protecting manicured lawned gardens with delicate borders, a driveway provides off-road parking which in turn leads to a large adjoining garage with electric roller fitted doors and a rear glaze door. To the rear a beautiful composite decked patio leads to an array of gently tiered paved seating area. A lawned garden with raised manicured borders all privately enclosed creating a fabulous family entertaining area and a brick built outhouse creates storage.

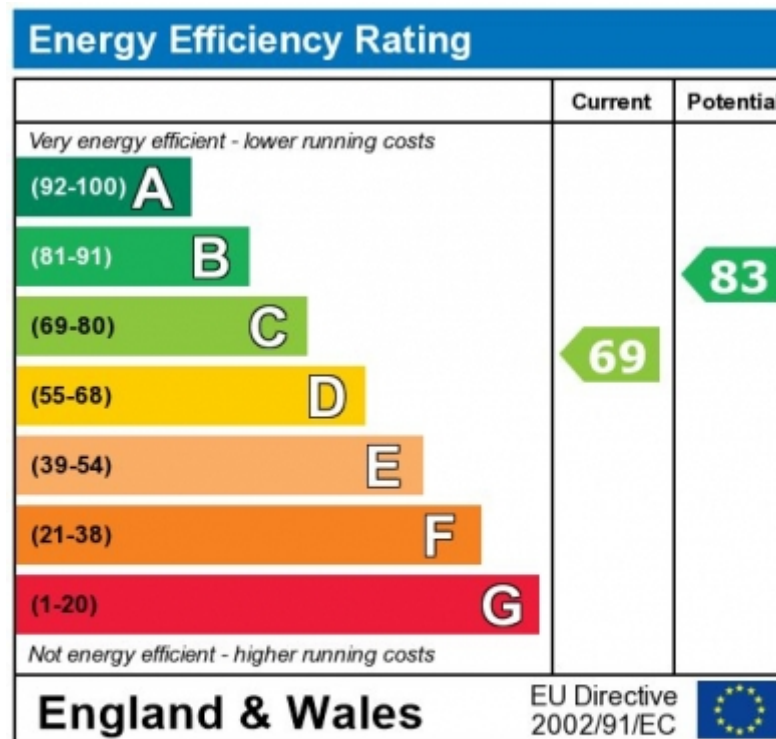
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

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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