



£140,000 Guide Price

Shelley Drive, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- FABULOUS FIRST TIME BUYER/ FAMILY HOME
- Three Bedrooms
- Tastefully Appointed Throughout
- Breakfast Kitchen
- Downstairs WC
- Modern Family Bathroom
- Driveway & Detached Garage
- Enclosed SOUTH FACING Rear Garden
- Popular Location
- MUST BE VIEWED!

Property Description

GUIDE PRICE £140,000 to £150,000

A FIRST-TIME BUYERS DREAM...ON SHELLEY DRIVE, NUMBER 15...!

Uflit are more than delighted to welcome to the market this fabulous three-bedroom semi detached property, tastefully appointed throughout.

Main Particulars

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A FIRST-TIME BUYERS DREAM...ON SHELLEY DRIVE, NUMBER 15...!

Uflit are more than delighted to welcome to the market this fabulous three-bedroom semi detached property, tastefully appointed throughout. The property boasts a spacious modern bay windowed lounge, breakfast/ kitchen with a range of appliances and a downstairs wc. To the first-floor three ample sized bedrooms and a modern family bathroom. The property tastefully blends into it's surroundings with a driveway providing ample off-road parking leading to a detached garage. To the rear a south facing garden with several patio areas enjoying the sunshine morning till night. Located in a quiet and popular area of Herringthorpe, close to local amenities, 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

Entering through a glazed upvc door to a cosy hallway with carpeted stairs to the first-floor accommodation, radiator and a glazed panelled door to the lounge.

Lounge w: 4.2m x l: 3.7m (w: 13' 9" x l: 12' 2")

A tastefully presented living area with focal feature decorative fireplace with marble bed, a front facing upvc bay window allows an abundance of light to flow throughout and a radiator adds warmth. Carpet seamlessly flows throughout with a useful large understairs storage cupboard and a glazed panelled door opens into the breakfast kitchen.

Breakfast kitchen w: 4.2m x l: 2.4m (w: 13' 9" x l: 7' 10")

Featuring a range of wall and base units with complimentary worksurface areas and tiled back panels. Appliances to include an inset oven with bespoke tiled back panel and a range of white goods included. Two rear facing upvc windows along with a rear facing glazed upvc door giving access to the garden, laminate flooring seamlessly flows through to the downstairs wc and a radiator adds warmth.

WC

Comprising of a mid-level wc, floating wash hand basin with tiled back panel, radiator and two side facing upvc windows.

FIRST FLOOR:

Landing

A carpeted spindled landing with loft hatch creating additional space, side facing upvc window and doors giving access to three bedrooms and the family bathroom.

Bedroom 1 w: 2.8m x l: 3.4m (w: 9' 2" x l: 11' 2")

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

Bedroom 2 w: 2.8m x l: 2.8m (w: 9' 2" x l: 9' 2")

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

Bedroom 3 w: 2.3m x l: 2.4m (w: 7' 7" x l: 7' 10")

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

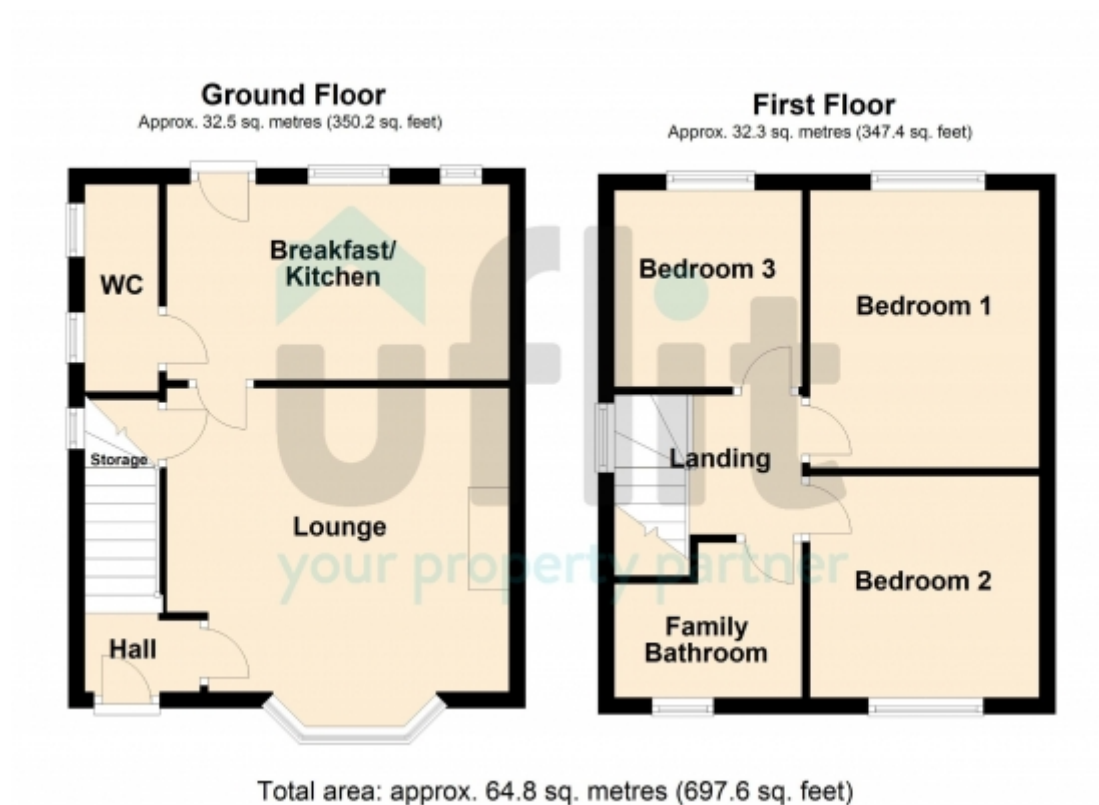
Family Bathroom w: 2.2m x l: 1.9m (w: 7' 3" x l: 6' 3")

Comprising of a panelled bath with overhead shower and screen, low level wc and wash hand basin. Modern tiling throughout with complimentary decorative panelled ceiling with spot lighting, heated towel rail and a front facing upvc window.

Outside

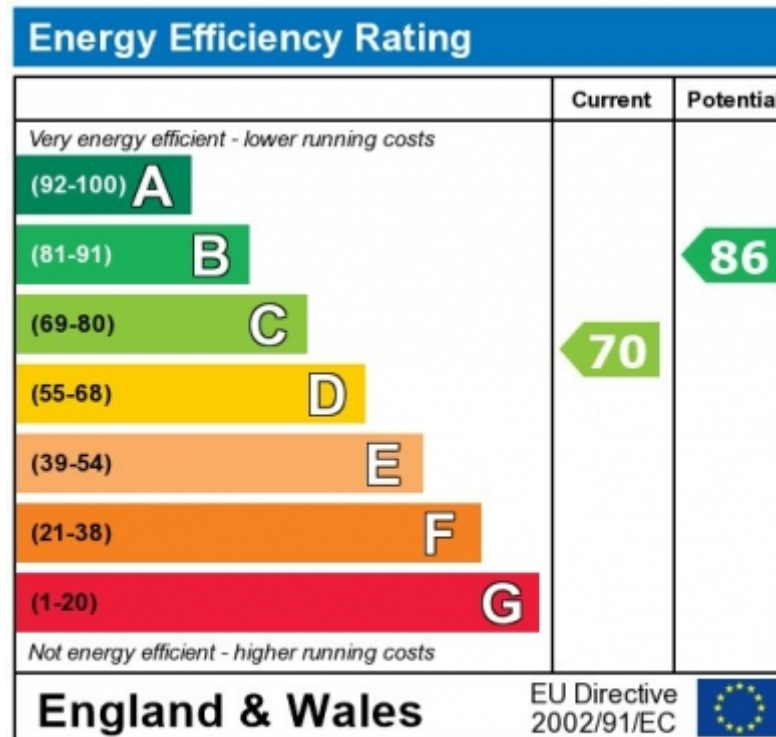
To the front of the property foliage protects a decorative stone driveway accessed via double gates providing ample off-road parking leading to a detached garage. Side gated access to the SOUTH FACING rear where a seating area leads to a paved patio which extends to a path separating a lawned garden which in turn leads to a further paved patio all privately enclosed.





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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