



£795 Monthly

Rotherwood Crescent, Thurcroft, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



www.uflit.co.uk



Step Inside

Key Features

- Three Bedrooms
- SPACIOUS OPEN PLAN LOUNGE/ DINER
- Newly Appointed Kitchen
- Modern Family Bathroom
- Large Enclosed Rear Gardens
- Driveway Providing Off-Road Parking & Detached Garage
- Corner Plot Position

Property Description

AN EXTENSIVE GARDEN, YOU MUST COME & SEE...READY TO MOVE IN & RELAX , ROTHERWOOD NUMBER 30...!

Uflit are delighted to welcome to the market this three bedroom semi detached property.

Please call us for a viewing.

Main Particulars

AN EXTENSIVE GARDEN, YOU MUST COME & SEE...READY TO MOVE IN & RELAX , ROTHERWOOD NUMBER 30...!

Uflit are delighted to welcome to the market this three bedroom semi detached property, tastefully appointed throughout,

Council Tax Band: Rotherham A

Deposit: £795

Holding Deposit: £183

Entrance hall

A delicate canopy invites you through a front facing glazed upvc door with modern laminate flooring seamlessly flowing throughout the ground floor, carpeted stairs to the first-floor accommodation, radiator and doors lead to the lounge, kitchen, storage cupboard and bespoke recess shelving.

Lounge/diner w: 3.8m x l: 6.4m (w: 12' 6" x l: 21')

A spacious tastefully presented living area where a front facing UPVC window allowing an abundance of light to flow throughout. A feature beam creates a sense of separation to the offset dining area where a chimney breast with brick façade creates a feature. A radiator adds warmth and French doors with glazed side panels open onto the rear garden and further illuminate. Sizes to maximum measurements.

Kitchen w: 2.7m x l: 2.6m (w: 8' 10" x l: 8' 6")

A beautiful newly fitted modern kitchen featuring a range of wall and base units with complimentary worksurface areas, counter top ceramic sink and tiled back panels. Appliances to include an electric oven and hob, extractor fan with plumbing for further utilities. A continuation of the laminate flooring flows throughout and into an understairs recess utilising space, a rear facing upvc window illuminates and a glazed upvc door opens to the rear.

Landing

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

Master bedroom w: 4m x l: 3.6m (w: 13' 1" x l: 11' 10")

A double bedroom with carpeted flooring, radiator, built-in storage and a front facing upvc window.

Bedroom 2

w: 4m x l: 2.8m (w: 13' 1" x l: 9' 2")

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

Bedroom 3 w: 2.3m x l: 2.7m (w: 7' 7" x l: 8' 10")

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

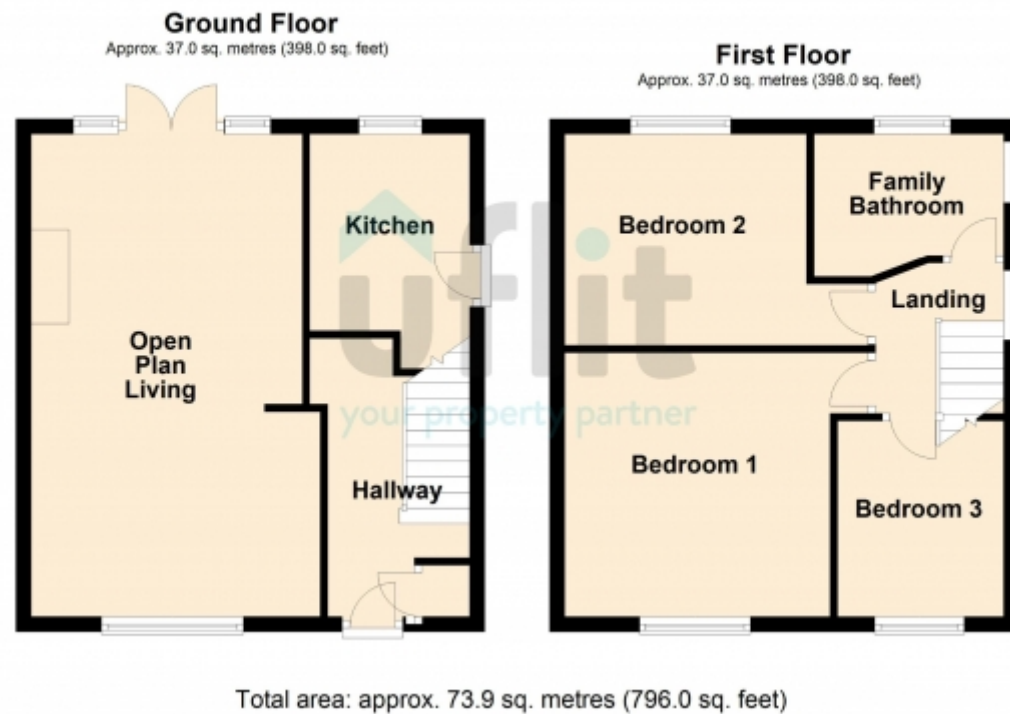
Bathroom w: 2.6m x l: 2m (w: 8' 6" x l: 6' 7")

A modern newly fitted bathroom with a panelled bath with overhead shower and screen, vanity wash hand basin and a low level wc. Fully decorative panelled walls with laminate flooring, heated towel rail and side and rear facing upvc windows.

Outside

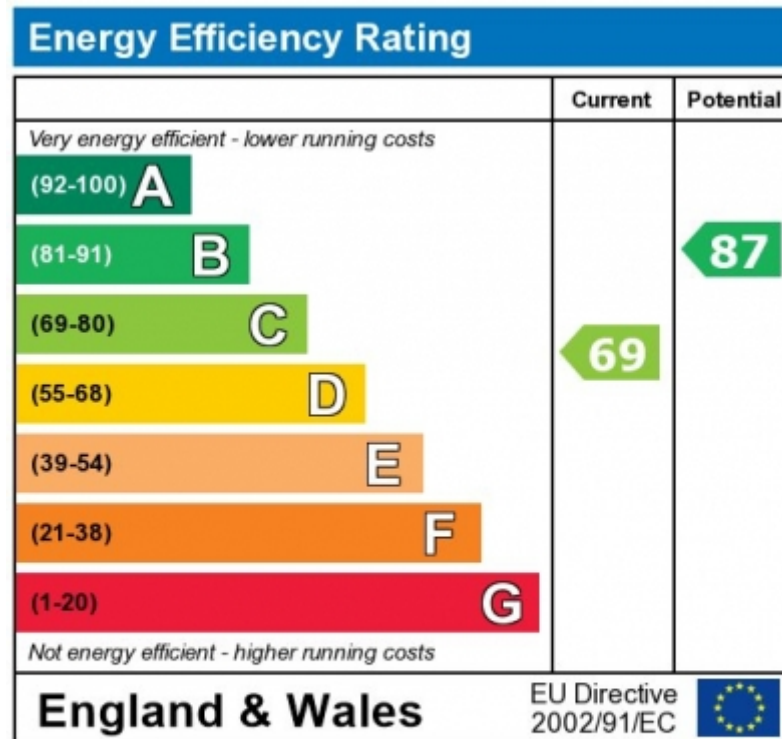
The property commands a corner plot position with manicured foliage protecting a lawned garden. Double gates open on to an extensive block paved driveway providing ample off-road parking leading to a detached garage. Side gated access to a large enclosed rear garden, predominantly lawned with decorative stone seating area and a brick built outhouse provides further storage.





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



www.uflit.co.uk