



£130,000 Offers Over  
Blyth Close, Whiston, Rotherham  
Town House | 3 Bedrooms | 1 Bathroom

01709 912730

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# Step Inside

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## Key Features

- Three Double Bedroom
- Popular Location
- Downstairs Shower Room
- Breakfast Kitchen
- Tastefully Presented Throughout
- Modern Family Bathroom
- Enclosed SOUTH FACING Rear Garden
- MUST BE VIEWED!

## Property Description

Uflit would like to welcome to market this tastefully presented three bedroom property set in the heart of the popular area of Whiston.

## Main Particulars

A FABULOUS FIRST TIME PROPERTY IT SIMPLY MUST BE SEEN...OCCUPYING A QUIET CUL-DE-SAC ON BLYTH ROAD NUMBER 17...!

Uflit would like to welcome to market this tastefully presented three bedroom property set in the heart of the popular area of Whiston. The property boasts a cosy cloakroom entrance, modern downstairs shower room, breakfast kitchen and a spacious lounge/ diner benefitting from french doors opening to the rear garden. To the first floor, three double bedrooms and a beautiful family bathroom. To the outside ample road side parking and a low maintenance frontage. To the rear a privately enclosed patio area with further manicured gardens and a brick built outbuilding, all this and close to local amenities, excellent transport links and schools. If you're looking to relax and just move in to your new home, then we have found this hidden gem. Don't Delay CALL UFLIT TODAY 01709 912730

Council Tax Band: A

Tenure: Freehold

### **Hallway**

Entering through a glazed upvc door to a cosy hallway comprising of laminate flooring leading to carpeted stairs and second floor accommodation, a useful understairs storage cupboard and a recess utilising space, radiator and doors giving access to the kitchen and shower room.

**Shower Room** w: 2.1m x l: 1.4m (w: 6' 11" x l: 4' 7")

A beautifully appointed shower room with a built in shower, a vanity unit housing both wash hand basin and a low level WC. Fully decorative panelled walls and a panelled ceiling with spot lighting. Front facing upvc window, designer heated towel rail and laminate flooring.

**Breakfast kitchen** w: 2.9m x l: 3.3m (w: 9' 6" x l: 10' 10")

Featuring a range of wall and base units with complimentary work surface areas and tiled back panels. Appliances to include a built in oven, gas hob, extractor fan and plumbing for further utilities. Laminate flooring seamlessly flows throughout, a front facing upvc window creates an abundance of light and a glazed panelled door to the lounge/ diner.

**Lounge/diner** w: 5.7m x l: 3.7m (w: 18' 8" x l: 12' 2")

A beautifully appointed spacious lounge with focal wall mounted electric fire occupying the feature chimney breast. Carpet splits to laminate in the dining area, two radiators add warmth and a rear facing upvc window along with french doors opening onto the garden illuminates.

### **FIRST FLOOR:**

A carpeted landing with doors giving access to three double bedrooms, a family bath room and a loft hatch providing additional storage.

**Bedroom 1** w: 2.9m x l: 4.4m (w: 9' 6" x l: 14' 5")

A modern master with feature wall, carpeted flooring, radiator and a rear facing upvc window.

**Bedroom 2** w: 3m x l: 3.7m (w: 9' 10" x l: 12' 2")

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

**Bedroom 3** w: 2.9m x l: 2.7m (w: 9' 6" x l: 8' 10")

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

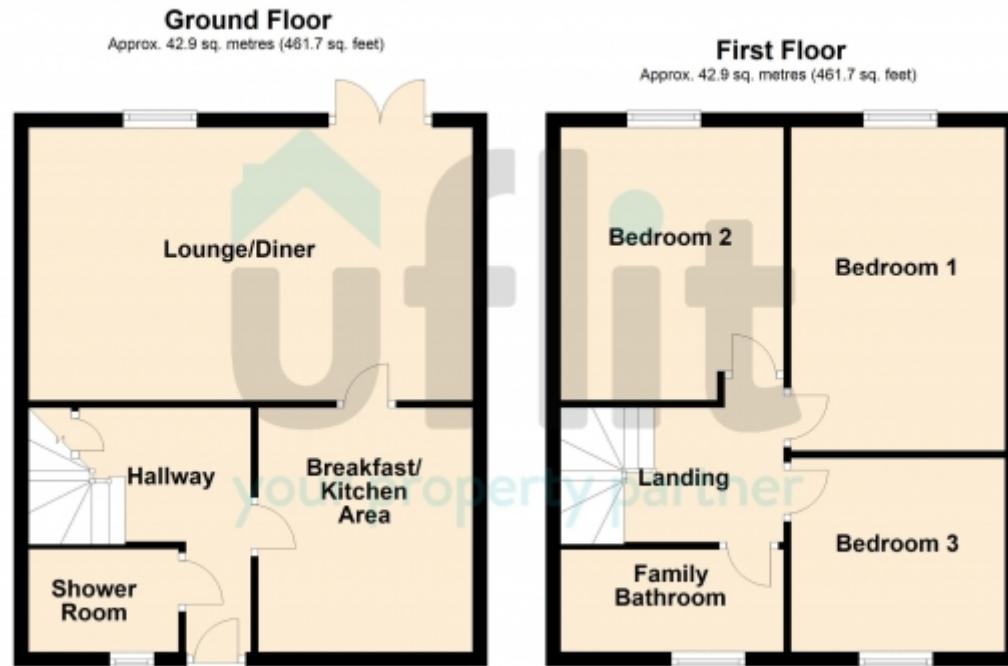
**Family Bathroom** w: 3m x l: 1.4m (w: 9' 10" x l: 4' 7")

A modern family bathroom with a panelled bath with overhead shower and screen, a vanity wash hand basin and a low level WC, decorative panelled walls with panelled ceiling, spot lighting and complimentary flooring, heated towel rail and a front facing upvc window.

#### **Outside**

The property nestles in to its surroundings with an open aspect frontage and wrap around lawned gardens with decorative borders. Side gated access to the south facing rear enclosed garden with a paved patio area leading to a further lawned garden with decorative borders and manicured shrubs and a brick built outhouse provides ample outdoor storage, all privately enclosed. DON'T DELAY CALL UFLIT TODAY

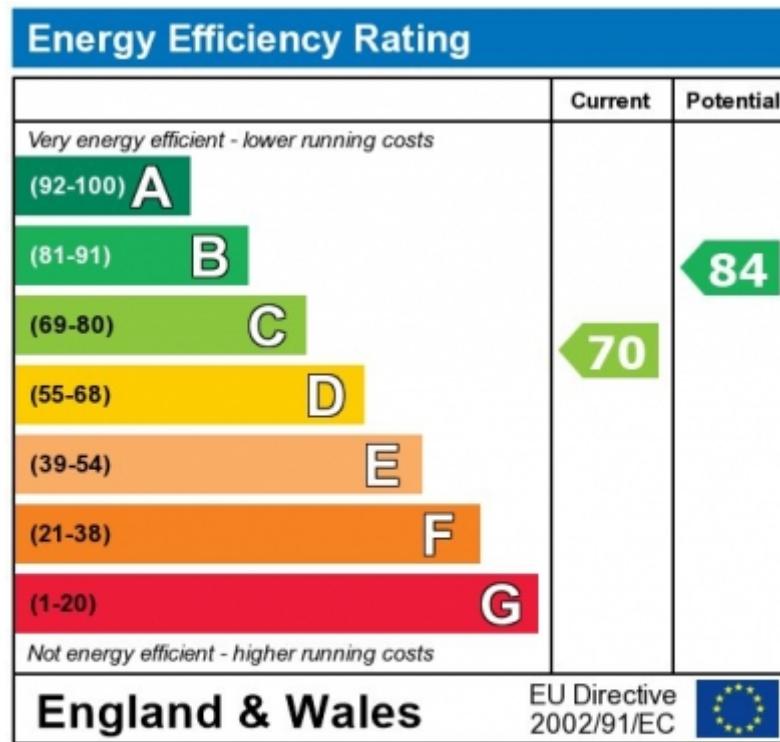




Total area: approx. 85.8 sq. metres (923.5 sq. feet)

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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