UNITED UH HOMES







22 Nursery Drive, Catcliffe, Rotherham, South Yorkshire, S60 5SF

Asking Price £150,000

- NO CHAIN
- OPEN PLAN KITCHEN DINING ROOM
- FREEHOLD
- THREE BEDROOM SEMI DETACHED FAMILY HOME
- LARGE CONSERVATORY
- COUNCIL TAX BAND A - £1,546.40
- SPACIOUS LOUNGE WITH FEATURE FIREPLACE
- LOW MAINTENANCE GARDEN

17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk

22 Nursery Drive, Rotherham S60 5SF

This spacious three-bedroom semi-detached family home is ideally located in Catcliffe, close to local amenities and excellent motorway connections. Offering generously sized rooms throughout, the property benefits from an open-plan kitchen/dining room with a feature fireplace, a large conservatory and gardens to both the front and rear. A particularly appealing feature is the rear garden, which includes several outbuildings and an outside WC. The accommodation briefly comprises an entrance hallway, lounge with feature fireplace, open-plan kitchen/dining room, large conservatory, three bedrooms (two with storage) and a family bathroom.

3 1 2 C

Council Tax Band: A





ENTRANCE HALLWAY
The part-obscure-glazed UPVC entrance door opens into the hallway, featuring carpet flooring, a ceiling light point, central heating radiator and a UPVC double-glazed side window. A solid pine staircase with spindled handrail and balustrade leads to the first floor, with doors providing access to the lounge and kitchen.

LOUNGE
A spacious lounge featuring a front-facing UPVC double-glazed Georgian-style bay window, feature fireplace, central heating radiator, ceiling light point and wooden flooring.

KITCHEN DINING ROOM

KITCHEN AREA
The kitchen is fitted with cream wall, base and drawer units, complemented by black marble-effect worktops and a peninsula island with overhead display units. Further features include a 1½ bowl sink and drainer with mixer tap, integrated oven, four-ring gas hob with extractor above, space and plumbing for a washing machine, and a feature fireplace. Slate tiled flooring continues through to the dining area, creating an open-plan layout, which also benefits from a dado rail. A UPVC Georgian-style window overlooks the conservatory, while a side entrance door leads to a covered porch. A further door provides access to useful under-stairs storage.

DINING AREA
Separated from the kitchen by the island peninsula, which provides seating on the dining side, the dining area offers space for good sized table and chairs, an upright fridge-freezer and benefits from a central heating radiator and ceiling light point. Double doors open into the conservatory, creating a fantastic open-plan living and entertaining space.

CONSERVATORY
Large conservatory with obscure glazing to one side for privacy and half-glazed panels to the remaining walls. Further features include a ceiling fan light, central heating radiator and double doors opening onto the rear garden.

STAIRS RISING TO THE FIRST FLOOR

BEDROOM ONE
Bedroom one benefits from a UPVC Georgian-style double-glazed window to the front elevation, built-in wardrobe storage with mirrored doors spanning one wall, carpet flooring, a central heating radiator, ceiling light point and a door leading to a useful storage cupboard.

BEDROOM TWO
The second double bedroom has a Georgian-style UPVC double-glazed window to the rear elevation with views, a door to a storage area, central heating radiator, ceiling light point and carpet flooring.

BEDROOM THREE
The good-sized third bedroom has a bulkhead shelf, UPVC Georgian-style double-glazed window to the front elevation, carpet flooring, central heating radiator and ceiling light point.

FAMILY BATHROOM
The family bathroom comprises a panelled bath with wall-mounted electric shower, pedestal wash basin and WC. Further features include an obscure UPVC double-glazed window to the rear elevation, vertical heated towel rail, black and white monochrome fully tiled walls and vinyl flooring.

LANDING & STAIRS
The landing and stairs feature a solid pine staircase with spindled handrail and balustrade, carpet flooring, side-facing UPVC double-glazed window providing natural light to the landing, loft hatch access, ceiling light point and louvre door providing access to a storage area housing the wall-mounted boiler.

FRONT GARDEN

The front garden is predominantly laid to lawn, with a pathway leading to the front entrance door and a secure door providing side access to the rear garden. Enclosed by a combination of wall and fence boundaries.

REAR GARDEN

The spacious rear garden is divided into two sections by a low wall and gate, with one area laid to shingle and the other block paved. There are also a couple of useful outbuildings, one of which houses an outside WC. Enclosed by fencing to all sides.

DISCLAIMER

1. PROPERTY MISDESCRIPTION ACT 1967 & 1991: We endeavour to make the details and measurements as accurate as possible. However, please take them as indicative only, made as a result of a visual inspection of the property and from information supplied by the vendor.
2. MEASUREMENTS are taken with an electronic device. If you are ordering carpets or furniture, we would advise that the details are checked to your personal satisfaction by taking your own measurements upon viewing.
3. No services, apparatus, equipment, fixtures or fittings have been tested by United Homes so we cannot verify that they are in working order or fit for purpose. A Buyer is advised to obtain verification from their own Trades person, Surveyor or Solicitor.
4. References to the Tenure of a Property are based on information supplied by the Seller. United Homes has not had sight of the title documents and has not checked the tenure or the boundaries with the Land registry. A Buyer is advised to obtain verification from their own Solicitor. United Homes accept no responsibility for any errors or omissions.
5. MONEY LAUNDERING: We may ask for further details regarding proof of your identification and proof of funds after receiving your offer on a property. Please provide these in order to reduce any delay.









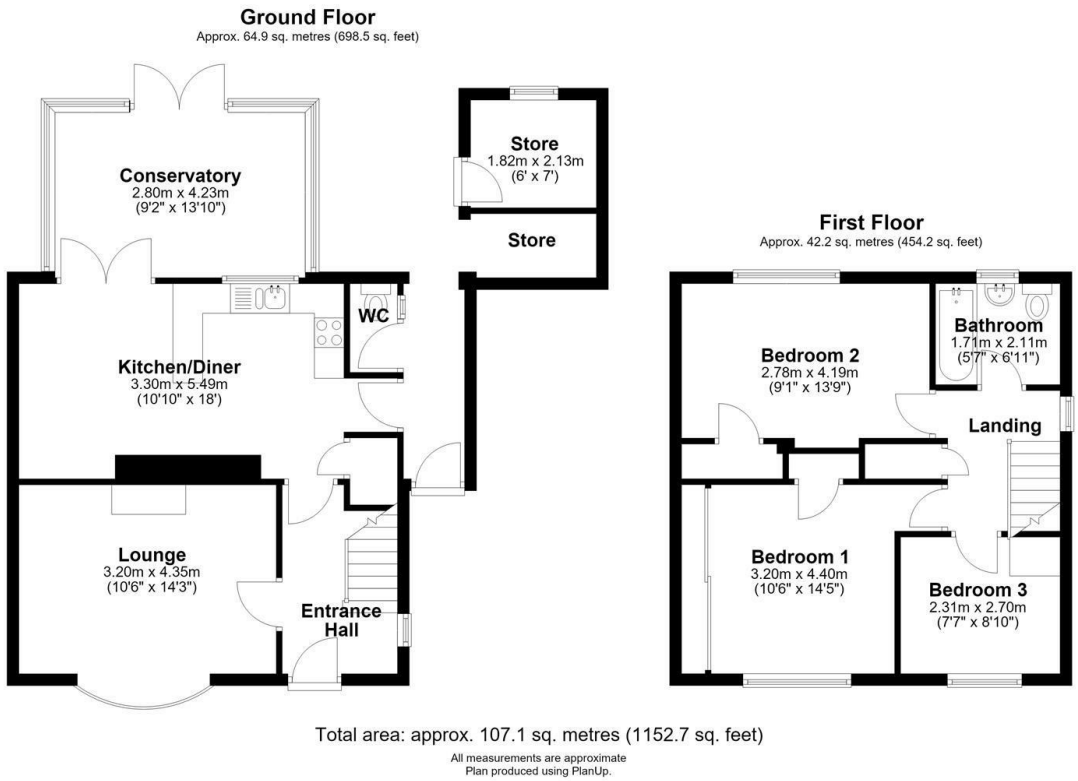












Total area: approx. 107.1 sq. metres (1152.7 sq. feet)

All measurements are approximate
Plan produced using PlanUp.



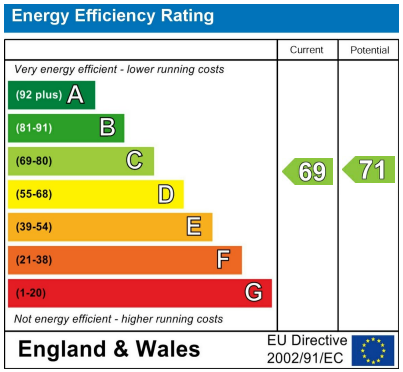
Directions

Viewings

Viewings by arrangement only. Call 0114 2299 060 to make an appointment.

Council Tax Band

A



17B Langsett Road South, Oughtibridge, Sheffield, South Yorkshire, S35 0GY
0114 2299 060

sales@utdhomes.co.uk
www.utdhomes.co.uk