



**East Bawtry Road, Brecks ROTHERHAM S60 4LQ**

**welcome to**

**East Bawtry Road, Brecks ROTHERHAM**

GUIDE PRICE £220,000 - £230,000 - START THE DREAM HERE - Offered to market is this THREE bedroom semi-detached property boasting spacious accommodation throughout with a generous sized DRIVE & rear GARDEN making the ideal family home. Well placed to local amenities & TRANSPORT links...



### **Entrance Hall**

Having a front facing door, a central heating radiator and the stairs to the landing.

### **Lounge**

12' 8" x 14' 10" into cb recess & bay ( 3.86m x 4.52m into cb recess & bay )  
Having a front facing double glazed bay window, a central heating radiator & a feature fireplace.

### **Dining Room**

11' 11" into bay window x 9' 5" ( 3.63m into bay window x 2.87m )  
Having a rear facing double glazed bay window and a central heating radiator.

### **Kitchen**

11' x 9' 1" ( 3.35m x 2.77m )  
Fitted with wall and base units housing the hob & the oven with worktops housing the sink & drainer. There is also space and plumbing for a fridge/freezer, a dishwasher, a washing machine & a dryer. Having a side facing door, a rear facing double glazed bay window and a pantry providing additional storage space with a side facing window.

### **Landing**

Having a side facing window and providing entry to the loft with a built in storage cupboard.

### **Bedroom One**

13' 11" into bay window recess x 12' 11" plus fitted wardrobes ( 4.24m into bay window recess x 3.94m plus fitted wardrobes )  
Having a front facing double glazed bay window, a central heating radiator and two built in wardrobes providing hanging and storage space.

### **Bedroom Two**

12' 1" into bay window x 12' 1" to maximum point ( 3.68m into bay window x 3.68m to maximum point )  
Having a rear facing double glazed bay window and a central heating radiator.

### **Bedroom Three**

7' 1" x 8' 1" ( 2.16m x 2.46m )

Having a front facing double glazed window and a central heating radiator.

### **Wet Room**

Fitted with a walk in shower, a hand wash basin and a W.C. Having a rear facing double glazed window and a central heating radiator.

### **Outside**

To the front is a generous sized drive providing off road parking for multiple vehicles.

To the rear is a generous sized lawned garden with a patio area and a garage enclosed with fencing.



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## East Bawtry Road, Brecks ROTHERHAM

- Three bedroom semi-detached property
- Spacious accommodation throughout
- Well placed to local amenities & transport links
- Generous sized driveway providing off road parking
- Enclosed rear garden with a patio

Tenure: Freehold EPC Rating: D

guide price

**£220,000 - £230,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114354 - 0005

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