

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.





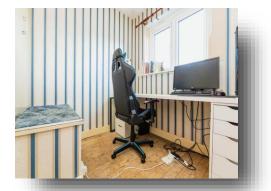
welcome to

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**





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Property Ref: RTF114354 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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