



**Anson Grove, Brinsworth Rotherham S60 5PG**

**welcome to**

**Anson Grove, Brinsworth Rotherham**

£210,000-£220,000 - HOME SWEET HOME - Sitting pretty on this delightful cul-de-sac, this 3 bedroom semi det offers absolutely stunning & modern accommodation from top-to-bottom. Boasting a driveway for several cars & a garden perfect for entertaining, this makes the perfect family home - CALL NOW!



### **Entrance Hall**

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

### **Lounge**

14' 8" to maximum point x 13' 4" into under stairs ( 4.47m to maximum point x 4.06m into under stairs )  
Having a front facing double glazed window, a central heating radiator and spotlights to the ceiling.

### **Kitchen / Diner**

13' 3" to maximum point x 9' 9" to maximum point ( 4.04m to maximum point x 2.97m to maximum point )  
Fitted with wall and base units housing the integrated hob, the oven and the extractor fan, the dishwasher and the washing machine with coordinating worktops housing the sink & drainer.  
Having a rear facing double glazed window and French doors leading to the garden, and a central heating radiator.

### **Landing**

Providing access to the partly boarded out loft via pull down ladder.

### **Bedroom One**

11' 6" into recess x 8' 3" to maximum point ( 3.51m into recess x 2.51m to maximum point )  
Having a front facing double glazed window and a central heating radiator.

### **Bedroom Two**

6' 11" to maximum point x 9' 11" into recess ( 2.11m to maximum point x 3.02m into recess )  
Having a rear facing double glazed window and a central heating radiator.

### **Bedroom Three**

10' 8" to maximum point x 7' into recess ( 3.25m to maximum point x 2.13m into recess )  
Having a rear facing double glazed window and a central heating radiator.

### **Bathroom**

Fitted with a bath with a waterfall shower over, a

hand wash basin and a W.C. Having a side facing double glazed obscured window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the front is a drive for two cars.

To the rear is a beautifully presented artificial lawned garden with a patio and a decked area enclosed with fencing. Also having a shed providing outdoor storage space.



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## Anson Grove, Brinsworth Rotherham

- Three bedroom semi detached property
- Sought after location - well placed to local amenities
- Modern & beautifully presented accommodation throughout
- Driveway providing off road parking
- Delightful rear garden with patio & deck

Tenure: Freehold EPC Rating: D

guide price

**£210,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114679 - 0002

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william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



**[williamhbrown.co.uk](https://www.williamhbrown.co.uk)**