





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

quide price

£210,000









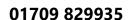
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Property Ref: RTF114679 - 0002 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer advised to recheck measurements before committing to any expense. 4. 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

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are 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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