



**Sebastian View, Brinsworth Rotherham S60 5ED**



**welcome to**

**Sebastian View, Brinsworth Rotherham**

£185,000 - WHEN TWO BECOME ONE - Offered to market with NO ONWARD CHAIN is this four bedroom detached property boasting spacious accommodation throughout, three reception rooms, two bathrooms and off road parking...CALL NOW TO ARRANGE A VIEWING!!!



## Agents Note

No appliances or services have been tested.

## Entrance Porch

Having two front facing double glazed doors and two side facing windows.

## Entrance Hall

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

## Utility Room

Fitted with base units & storage cupboards housing the boiler. Having a front facing double glazed window and a central heating radiator.

## Kitchen

12' 2" to maximum point x 9' 2" to maximum point ( 3.71m to maximum point x 2.79m to maximum point )  
Fitted with wall and base units housing the extractor fan and worktops housing the sink & drainer. There is also space for a freestanding range cooker and a fridge/freezer. Having two front facing double glazed windows, a central heating radiator and spotlights to the ceiling.

## Lounge

12' 2" to maximum point x 12' 6" to maximum point ( 3.71m to maximum point x 3.81m to maximum point )  
Having rear facing double glazed patio doors and a gas fire.

## Dining Room

12' 1" to maximum point x 12' 7" into recess ( 3.68m to maximum point x 3.84m into recess )  
Having rear facing double glazed patio doors, a central heating radiator and a built in storage cupboard.

## Reception Room Three

21' 11" to maximum point x 7' to maximum point ( 6.68m to maximum point x 2.13m to maximum point )  
Having a front facing double glazed window and door, a rear facing double glazed window and two central heating radiators.

## Conservatory

Having a side and rear facing single glazed door with surrounding single glazed windows and a central heating radiator.

## Landing

Having a built in storage cupboard and providing access to the loft via two loft hatches.

## Bedroom One

6' 8" to maximum x 10' 4" onto wardrobes ( 2.03m to maximum x 3.15m onto wardrobes )  
Having a front facing double glazed window and a central heating radiator.

## Bedroom Two

8' 9" to maximum point x 12' 3" to maximum point ( 2.67m to maximum point x 3.73m to maximum point )  
Having a rear facing double glazed window and a central heating radiator.

## Bathroom

Fitted with a bath with a handheld shower, a hand wash basin and a W.C. Having a side facing double glazed obscured window and a central heating radiator.

## Bedroom Three

8' 11" to maximum point x 12' 2" into fitted wardrobes ( 2.72m to maximum point x 3.71m into fitted wardrobes )  
Having a rear facing double glazed window, a central heating radiator and fitted wardrobes.

## Bedroom Four

6' 9" into recess x 11' 11" into recess ( 2.06m into recess x 3.63m into recess )  
Having a front facing double glazed window, a central heating radiator and a built in storage cupboard.

## Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a side facing double glazed obscured window and a central heating radiator.

## Outside

To the front is a garden and a drive providing off road parking.

To the rear is a garden and a shed.



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welcome to

## Sebastian View, Brinsworth Rotherham

- \*\*\*SOLD AS SEEN\*\*\*
- Four bedroom detached property
- Spacious accommodation throughout
- Three reception rooms, utility & two bathrooms
- Off road parking

Tenure: Freehold EPC Rating: D

# £185,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114865 - 0002

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