









welcome to

Sebastian View, Brinsworth Rotherham













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.



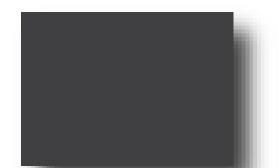


Sebastian View, Brinsworth Rotherham

- ***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

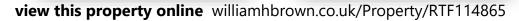








Please note the marker reflects the postcode not the actual property





Property Ref: RTF114865 - 0006 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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