



Sebastian View, Brinsworth Rotherham S60 5ED

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.



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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 - 0006

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