



**Brinsworth Lane, Brinsworth Rotherham S60 5BU**

**welcome to**

**Brinsworth Lane, Brinsworth Rotherham**

READY FOR A NEW OWNER - Offered to market is this well presented extended three bedroom semi making the ideal purchase for the growing family. Situated in a popular location and being well placed to local amenities & transport links. Boasting off road parking and a well presented rear patio.



### **Lounge**

11' 5" into chimney breast recess x 12' 10" ( 3.48m into chimney breast recess x 3.91m )  
Having a front facing double glazed window.

### **Dining Room**

11' 5" into chimney breast recess x 11' 9" ( 3.48m into chimney breast recess x 3.58m )  
Having rear facing double glazed patio doors leading into the Conservatory and a central heating radiator.

### **Conservatory**

7' 9" x 9' 4" ( 2.36m x 2.84m )  
Having rear facing double glazed patio doors and surrounding windows.

### **Kitchen**

6' 9" x 16' 2" ( 2.06m x 4.93m )  
Fitted with wall and base units housing the integrated hob, the oven and the dishwasher with worktops housing the sink & drainer. Having a side facing double glazed door, rear facing double glazed window and a central heating radiator.

### **Inner Hall**

Having a side facing double glazed window, a central heating radiator and the stairs to the landing.

### **Downstairs W.C.**

Fitted with a hand wash basin with built in storage and a W.C. Having a front facing double glazed window and a central heating radiator.

### **Landing**

Having a side facing double glazed window and providing entry to the loft.

### **Bedroom One**

12' 6" into bay window x 11' 7" ( 3.81m into bay window x 3.53m )  
Having a front facing double glazed bay window and a central heating radiator.

### **Bedroom Two**

11' 6" into chimney breast recess x 10' 2" ( 3.51m into

chimney breast recess x 3.10m )

Having a rear facing double glazed window and built in storage cupboards.

### **Bedroom Three**

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

### **Shower Room**

Fitted with a shower cubicle, a hand wash basin with vanity and a W.C. Having a rear facing double glazed window, a heated towel rail and spotlights to the ceiling.

### **Outside**

To the front is a drive providing off road parking with a gate to the side.

To the rear is a well presented patio enclosed with fencing with a shed & a garage.



***view this property online*** [williamhbrown.co.uk/Property/RTF114753](http://williamhbrown.co.uk/Property/RTF114753)



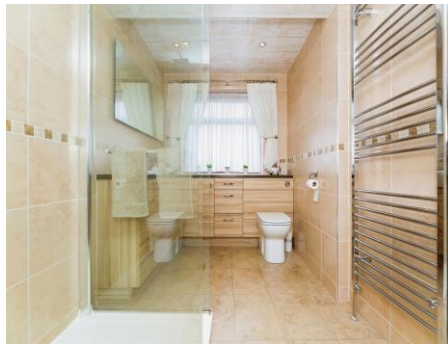
welcome to

## Brinsworth Lane, Brinsworth Rotherham

- Extended three bedroom semi detached property
- Well presented & spacious accommodation throughout
- Popular location - well placed to local amenities & transport links
- Drive providing off road parking with garage to the rear
- Enclosed rear patio

Tenure: Freehold EPC Rating: D

# £215,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF114753](https://www.williamhbrown.co.uk/Property/RTF114753)



Property Ref:  
RTF114753 - 0002

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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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)