



**Manor Road, Brinsworth Rotherham S60 5HF**

**welcome to**

**Manor Road, Brinsworth Rotherham**

£190,000-£200,000 - PREPARE TO BE CHARMED - Offered to market is this immaculately presented three bedroom semi detached making the ideal purchase for the FTB..Boasting spacious accommodation throughout with off road parking and a good sized rear garden...VIEW NOW!!!



### **Entrance Hall**

Having a front facing double glazed door, a central heating radiator, the stairs to the landing with understairs storage and spotlights to the ceiling.

### **Lounge**

10' 9" x 11' 8" ( 3.28m x 3.56m )

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

### **Kitchen / Diner**

19' 3" x 7' 8" ( 5.87m x 2.34m )

Fitted with a series of wall and base units housing the integrated hob, the oven and the extractor fan, the fridge/freezer and the dishwasher along with coordinating worktops housing the sink & drainer. Having a rear facing double glazed window and patio doors leading to the garden, a central heating radiator and spotlights to the ceiling.

### **Landing**

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

### **Bedroom One**

12' x 8' 4" ( 3.66m x 2.54m )

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

### **Bedroom Two**

9' x 12' 8" to maximum point ( 2.74m x 3.86m to maximum point )

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

### **Bedroom Three**

7' 1" x 7' 5" ( 2.16m x 2.26m )

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

### **Bathroom**

Fitted with a stand alone bath with a handheld shower along with a separate shower cubicle, a hand wash basin 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 lawned garden and a drive leading to the garage towards the rear providing off road parking.

To the rear is an enclosed lawned garden with a patio area.



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## Manor Road, Brinsworth Rotherham

- Three bedroom semi detached property
- Spacious and beautifully presented accommodation throughout
- Popular residential location
- Ideal purchase for the FTB/family buyer
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: D

guide price

**£190,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114912 - 0002

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