









# 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**

 $9^{\circ}\,$  x 12'  $8^{\circ}\,$  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 rial 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

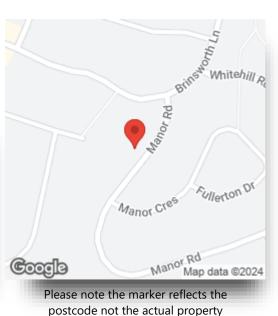
guide price

£190,000









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Property Ref: RTF114912 - 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.





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