





welcome to

Barden Crescent, Brinsworth Rotherham

£190,000 - MAKE THIS YOUR DREAM HOME - Offered to market is this well presented three bedroom semi detached making the ideal family home. Boasting spacious accommodation throughout, a drive & a garage with a rear patio. CALL TO VIEW!!!













Entrance Hall

Having a front facing double glazed door and a radiator.

Downstairs W.C.

Fitted with a hand wash basin and a W.C.

Lounge

13' 6" into bay window x 13' 11" into chimney breast (4.11m into bay window x 4.24m into chimney breast) Having a front facing double glazed bay window, a radiator and a feature fireplace.

Dining Room

7' 9" x 10' 2" (2.36m x 3.10m)

Having French doors into the conservatory and a radiator.

Conservatory

8' 11" x 10' (2.72m x 3.05m)

Having side facing sliding doors leading to the garden and a rear facing double glazed window.

Kitchen

8' 2" x 8' 10" (2.49m x 2.69m)

Fitted with wall and base units housing the hob and the oven with worktops housing the sink & drainer. Having a side facing door leading to the outside passage/lean to and a rear facing double glazed window.

Landing

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

Bedroom One

8' 8" plus fitted wardrobes x 7' 7" (2.64m plus fitted wardrobes x 2.31m)

Having a rear facing double glazed window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

10' 9" x 8' 5" (3.28m x 2.57m) Having a front facing double glazed window, a radiator and built in storage.

Bedroom Three

6' 8" x 9' 4" (2.03m x 2.84m) Having a rear facing double glazed window and a radiator.

Shower Room

Fitted with a shower cubicle, a hand wash basin and a W.C. Having a rear facing double glazed window and a radiator.

Outside

To the front is a drive & a garage providing off road parking and a garden area.

To the rear is a patio and a decked area.





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Barden Crescent, Brinsworth Rotherham

- Three bedroom semi detached property
- Well presented and spacious accommodation
- Well placed to local amenities & transport links
- Drive & garage providing off road parking
- Rear patio

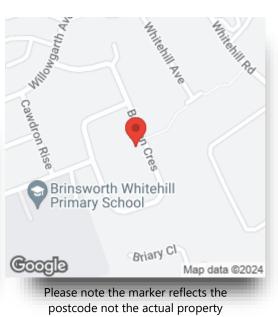
Tenure: Freehold EPC Rating: E

£190,000









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Property Ref: RTF115070 - 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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