

Armistead Avenue, Brinsworth Rotherham S60 5FP



welcome to

Armistead Avenue, Brinsworth Rotherham

GUIDE PRICE £220,000 - £230,000 This stunning three bedroom semi detached is offered to market making the perfect purchase for the FTB/small families alike. Boasting well presented accommodation throughout, off road PARKING and a beautiful rear GARDEN...CALL NOW TO VIEW!!!













Entrance Hall

Having a front facing door, a central heating radiator, built in storage cupboard and the stairs to the landing.

Downstairs Wc

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

Lounge

14' 7" x 15' $(4.45m \times 4.57m)$ Having rear facing patio doors to the garden, a central heating radiator and a built in storage cupboard.

Kitchen

7' 6" x 12' 2" (2.29m x 3.71m)

Fitted with wall and base units housing the hob and the oven with worktops housing the sink & drainer. There is also space and plumbing for a washing machine and a fridge/freezer. Having a front facing double glazed window and a central heating radiator.

Landing

Having a built in storage cupboard.

Bedroom One

12' 1" to max point x 8' 5" to max point (3.68m to max point x 2.57m to max point) Having a rear facing double glazed window and a central heating radiator.

En Suite

Fitted with a shower cubicle, a wash hand basin and a W.C. Having a central heating radiator.

Bedroom Two

10' 2" to max point x 8' 5" to max point (3.10m to max point x 2.57m to max point) Having a front facing double glazed window and a central heating radiator.

Bedroom Three 8' 5" x 10' 3" (2.57m x 3.12m) Having a rear facing double glazed window and a central heating radiator.

Bathroom

Fitted with a bath, a wash hand basin and a W.C. Having a front facing double glazed window and a heated towel rail, a built in storage cupboard and an extractor fan.

Outside

To the front are two separate driveways providing off road parking for two vehicles and a small garden along with an EV charger. Opposite the property is a larger than average garage.

To the rear is a well presented artificial lawned garden with a patio which is enclosed with fencing and a summer house currently used as an office/gym.

Agents Note

The garage is currently leasehold. Owned by the current vendors. Dated 1/1/2013 for a period of 155 years.





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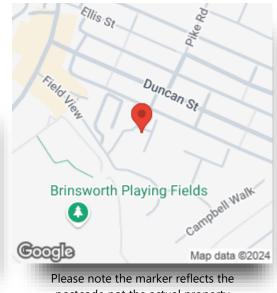
- Three bedroom semi detached property cul de sac ٠ location
- Spacious and well presented accommodation throughout
- Ideal for the FTB/small families .
- Drive providing off road parking
- Rear garden & patio with summerhouse

Tenure: Freehold EPC Rating: C

guide price £220,000







postcode not the actual property



Property Ref: RTF115303 - 0003 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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