



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 x 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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Armistead Avenue, Brinsworth Rotherham

- Three bedroom semi detached property - cul de sac 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



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115303 - 0003

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