



Brookside, Herringthorpe Rotherham S65 3DL

welcome to

Brookside, Herringthorpe Rotherham

£275,000 - HOME SWEET HOME - Offering the perfect family home boasting beautifully presented and spacious accommodation throughout with a drive & a garage providing off road parking and delightful rear garden. VIEWING ESSENTIAL!!!



Entrance Hall

Having a front facing double glazed door and a radiator.

Lounge

16' 10" into bay window x 12' 5" into breast (5.13m into bay window x 3.78m into breast)
Having a front facing double glazed bay window, a radiator and an electric fire.

Dining Room

10' 4" x 9' 2" (3.15m x 2.79m)
Having a rear facing double glazed window and a radiator.

Kitchen

16' 11" into recess x 8' 9" (5.16m into recess x 2.67m)
Fitted with wall and base units housing the integrated hob, oven, extractor fan, fridge/freezer and dishwasher with worktops housing the sink & drainer. Having a rear facing double glazed window and a radiator.

Utility Room

13' 7" into recess x 6' 9" (4.14m into recess x 2.06m)
Fitted with base units housing a sink & drainer and having a rear facing double glazed window.

Downstairs Wc

Fitted with a WC and a side facing double glazed window.

Landing

Having a side facing double glazed window, a storage cupboard housing the boiler and loft hatch.

Bedroom One

14' 11" into bay window x 12' 7" into wardrobes (4.55m into bay window x 3.84m into wardrobes)
Having a front facing double glazed bay window, a radiator and fitted wardrobes providing hanging and storage space.

Bedroom Two

13' 6" x 11' 7" (4.11m x 3.53m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

8' 11" x 7' 7" (2.72m x 2.31m)
Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a WC. Having a side & rear facing double glazed window, a heated towel rail and spotlights.

Outside

To the front is a drive and an integrated garage with electric door providing off road parking.

To the rear of the property is a well presented enclosed lawned garden with Indian stone patio and a decked area along with a summer house and a shed.



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welcome to

Brookside, Herringthorpe Rotherham

- Three bedroom semi detached property
- Perfect family home
- Spacious and beautifully presented throughout
- Drive & garage providing off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: Awaited

£275,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF115817 - 0002

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