



Brookside, Herringthorpe Rotherham S65 3DL



welcome to

Brookside, Herringthorpe Rotherham

GUIDE PRICE £260,000-£270,000 - 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^{\prime} 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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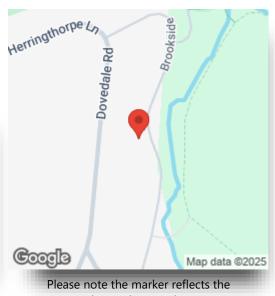
- Three bedroom semi detached property
- Perfect family home
- Spacious and beautifully presented throughout
- Drive & garage providing off road parking
- Delightful rear garden

Tenure: Freehold EPC Rating: D

guide price **£260,000-£270,000**







postcode not the actual property

The Property Ombudsman

Property Ref: RTF115817 - 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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