



**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' 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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## 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: D

guide price

**£260,000-£270,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF115817 - 0003

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william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South  
Yorkshire, S60 2DR



**[williamhbrown.co.uk](http://williamhbrown.co.uk)**