



Manor Crescent, Brinsworth Rotherham S60 5HG

welcome to

Manor Crescent, Brinsworth Rotherham

£260,000 - IS THIS THE ONE? - Offered to market is this four bedroom semi detached property making the perfect family home. Boasting spacious & well presented accommodation throughout with two bathrooms & downstairs WC, off road parking and a delightful rear garden with bar...CALL TO VIEW!!!



Entrance Porch

Having a front facing double glazed window.

Entrance Hall

Having a built in storage cupboard and two radiators.

Lounge

12' 8" narrowing to 10'3 x 22' 5" to bay window (3.86m narrowing to 10'3 x 6.83m to bay window)
Having a front facing double glazed bay window, a rear facing double glazed window, a radiator and an electric fireplace.

Kitchen / Diner

9' 11" plus 08'05 x 17' 10" (3.02m plus 08'05 x 5.44m)
Being an L shaped room fitted with wall and base units housing the integrated oven & microwave with space for a fridge/freezer. Having a side facing double glazed window and rear facing double glazed sliding door.

Utility

Having space & plumbing for a washing machine and a tumble dryer along with the downstairs WC fitted with a hand wash basin, WC and radiator.

Landing

Having a side facing double glazed window, a built in storage cupboard and access to the loft.

Bedroom One

18' 11" to bay window x 11' 4" (5.77m to bay window x 3.45m)
Having a front facing double glazed bay window and a radiator.

En Suite

Fitted with a sower cubicle, a hand wash basin and a WC with a built in vanity unit.

Bedroom Two

12' 2" into bay x 11' 5" to bay (3.71m into bay x 3.48m to bay)
Having a front facing double glazed bay window and

a radiator.

Bedroom Three

11' 4" plus door recess x 10' 8" (3.45m plus door recess x 3.25m)
Having a rear facing double glazed window and a radiator.

Bedroom Four

7' 11" x 8' 5" (2.41m x 2.57m)
Having a front facing double glazed window and a radiator.

Bathroom

Fitted with a huge corner bath with separate shower cubicle, hand wash basin, bidet & WC. Having a vanity area, a radiator and spotlights to the ceiling.

Outside

To the front of the property is a drive providing off road parking for two cars and a lawned garden.

To the rear is an enclosed lawned garden with a patio and bar.



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welcome to

Manor Crescent, Brinsworth Rotherham

- Four bedroom semi detached property
- Spacious and well presented throughout
- Ideal family home
- Drive providing off road parking
- Delightful rear garden with bar

Tenure: Freehold EPC Rating: D

Council Tax Band: C

£260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF116089 - 0002

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