









welcome to

Brecks Crescent, Brecks Rotherham

£245,000 - HOME SWEET HOME - Offered to market is this spacious & well presented three bedroom semi detached making the ideal purchase for the FTB/family buyer. Boasting ample off road parking with a delightful rear garden...CALL TO VIEW NOW!!!













Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

Having a front facing double glazed bay window, a radiator & an electric log burner.

Dining Room

Having a rear facing double glazed window, side facing double glazed French doors & two radiators.

Kitchen

Fitted with wall and base units housing the integrated hob, oven, & extractor fan, microwave, dishwasher & washing machine along with worktops housing the sink & drainer. Having a rear facing double glazed window, spotlights & a pantry.

Landing

Having a side facing double glazed window & loft hatch with pull down ladder.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window, a radiator & built in storage cupboards.

Bedroom Three

Having a side facing double glazed window & a radiator.

Shower Room

Fitted with a shower cubicle, a hand wash basin & a WC. Having a rear facing double glazed window, a radiator & extractor fan.

Outside

To the front of the property is a drive providing off road parking for 2/3 cars.

To the rear is a lawned garden with a patio area &

composite decking & pizza oven perfect for entertaining. Also benefiting from a a detached Summer house currently used as an office.





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Brecks Crescent, Brecks Rotherham

- Three bedroom semi detached property
- Spacious & well presented throughout
- Ideal purchase for the FTB/family buyer
- Well placed to local amenities & transport links
- Driveway & delightful rear garden

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

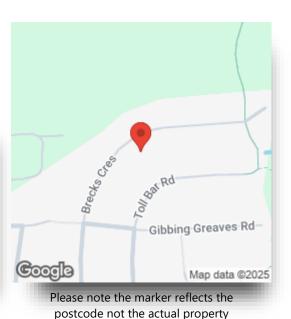
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£245,000









view this property online williamhbrown.co.uk/Property/RTF116796



Property Ref: RTF116796 - 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 quidance 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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