

FOR SALE



Venus Court, Brinsworth
Guide Price £160,000


MARTIN&CO



Venus Court, Brinsworth

2 Bedrooms, 1 Bathroom

Guide Price £160,000

- Semi detached bungalow
- Solar Panels
- No chain
- Cul de sac position
- Commuter links

Located in a small cul-de-sac within the well-established area of Brinsworth, Venus Court offers an opportunity that's likely to appeal to a range of buyers. This two-bedroom semi-detached bungalow comes with the added advantage of being offered with no onward chain, making it ideal for those looking to move quickly. The position of the property provides a sense of quiet while still being close to all the essentials, including transport links, local shops, and useful amenities. The property is leasehold with 54 years currently remaining on the lease, AND THERE IS THE OPTION TO PURCHASE THE FREEHOLD – interested buyers are advised to check with the agent for costings and further details.

Accessed via a side entrance, the bungalow is laid out across a single level. The hallway leads directly to all rooms which keeps the layout simple and functional. The lounge/dining area sits to the front of the property and includes a gas fire as a central feature. There's a calm feel to the space with enough room for both seating and dining furniture, depending on needs. The kitchen has been updated in a practical shaker style offering a range of base and wall units. There is space for essential appliances, and the overall finish gives the kitchen a clean, neutral look that would be easy to work with. It's a room that serves its purpose well.



Both bedrooms are set towards the rear of the bungalow. The main bedroom includes built-in wardrobes, providing useful storage without compromising on floor space. Bedroom two benefits from a door that opens directly to the rear garden – a feature that not only gives extra natural light but also allows for easy access to the outdoor space.

The shower room is fitted with a white three-piece suite and includes a walk-in shower, making it accessible and practical. The neutral tones in the bathroom match the understated feel throughout the rest of the property.

Outside, the front garden is mainly lawned with established shrubs. A driveway runs down the side of the bungalow and provides off-road parking. The rear garden has a decking area just outside the French doors, leading down to a lawn bordered by mature planting. The space is manageable and could suit those looking for a smaller garden that still offers a good degree of usability.

Brinsworth itself is a popular area within Rotherham, known for its community feel and convenient location.

Rotherham town centre is just a short drive away, while Sheffield can be easily reached via the M1 or local rail links. Junction 33 of the M1 is only a few minutes away, making this a useful spot for those needing to commute. Regular bus routes also run through the area, connecting to both Rotherham and Sheffield.

For day-to-day shopping, there are a number of supermarkets close by including Morrisons and Aldi in Catcliffe, with larger options like Tesco Extra and Asda also within easy reach. Brinsworth itself has local shops, a pharmacy, and takeaways, covering most daily needs.

There are several primary and secondary schools nearby. Brinsworth Whitehill Primary and Brinsworth Manor Junior School are both local options, while Brinsworth Academy offers secondary education and has a good reputation in the area.

The property offers a solid layout and is set in a location that's easy to live in – close enough to everything needed, yet tucked away enough to feel separate from the noise. With no onward chain and the



potential for lease extension, this is a practical option for those looking to make a move without delay.

ENTRANCE HALL With a side facing entrance door, coving to the ceiling, store cupboard, airing cupboard and loft access.

LOUNGE / DINING ROOM A generous size reception room with coving to the ceiling and dado rail to half height. There are two wall light points, gas fire and front facing bow window.

KITCHEN Having been recently refitted with a range of wall and base units in shaker style, wall units include extractor hood and there is a wall mounted central heating boiler. Base units are set beneath contrasting worktops which include a one and a half bowl sink, gas cooker point, plumbing for washing machine, space for fridge freezer and front facing window.

BEDROOM ONE With mirror front wardrobes to one wall and rear facing window.

BEDROOM TWO With coving to the ceiling and rear facing door to the rear garden.

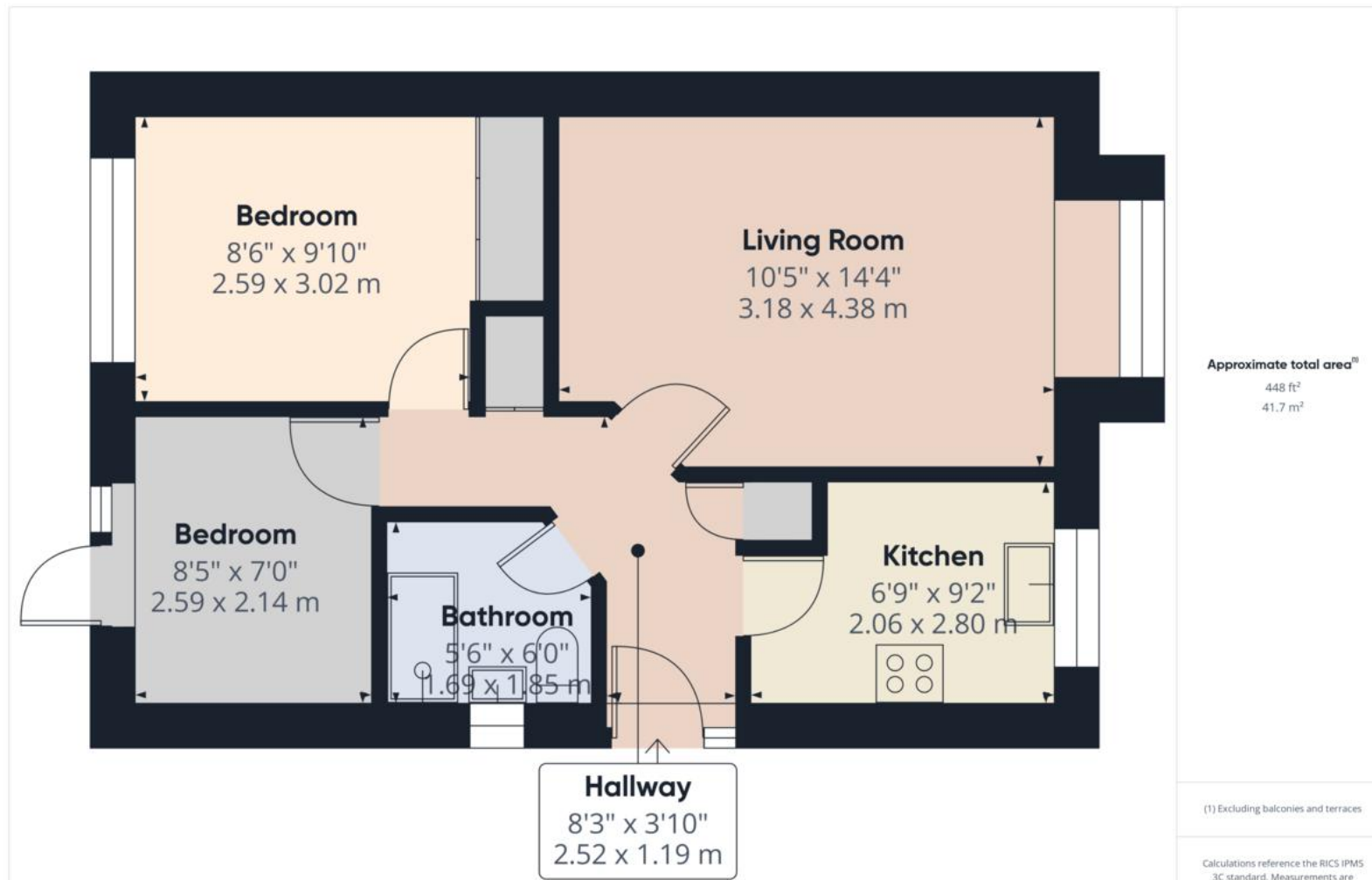
SHOWER ROOM Having a white three piece suite which comprises of a low flush w.c, shower cubicle, wash hand basin, tiled walls and side facing window.

OUTSIDE To the front is an open aspect garden laid to lawn with shrub bushes. There is a drive to the side providing off road parking. To the rear is a decked area, patio, lawn with shrub borders.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





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