

**FOR SALE**



**Hadrian Road, Brinsworth**  
**Guide Price £170,000**

  
**MARTIN&CO**



## Hadrian Road, Brinsworth

2 Bedrooms, 1 Bathroom

**Guide Price £170,000**



GUIDE PRICE £170,000 - £180,000. Tucked away in a quiet cul-de-sac on Hadrian Road in Brinsworth, this well-maintained and extended semi-detached home offers a practical layout with thoughtful upgrades throughout. It's a property that's been clearly cared for, making it ready for immediate occupation without the need for any major works. The internal layout is functional and adaptable, with the kind of space that can suit a range of living arrangements.

At the heart of the home is a recently updated kitchen, fitted with a range of modern wall and base units and finished in a neutral, modern style. The kitchen includes an integrated oven and hob, with additional space available for free-standing appliances. It's located at the side of the house and connects to a useful entrance porch, which provides a flexible space ideal for storage, coats and shoes, or even as a small utility area.

To the rear of the house is a second reception room that opens onto the garden via patio doors. This space feels very much like the central living area of the home, thanks to the feature brick-effect fireplace and direct access out to the garden. It's ideal as a dining space or a second lounge, with plenty of room to make it multifunctional. At the front of the property is a second reception room, currently used as the main lounge. It's a light space with a pleasant outlook



over the front garden and includes stairs to the first floor.

Upstairs, the layout is straightforward, with two good-sized bedrooms. The main bedroom is a well-proportioned double, while the second room works as a guest room, home office, or child's bedroom. The bathroom is fitted with a clean white three-piece suite, including a bath with overhead shower, and benefits from a window for natural ventilation. The landing space also benefits from a side-facing window, offering long-reaching views towards the surrounding area. Outside, the front garden has a neat lawn and a drive to the side offering off-street parking. A gate leads from the drive through to a side patio, which connects with the porch entrance and adds to the practicality of the layout. The rear garden is a real highlight – enclosed and well cared-for, with a lawned area, mature planting and two separate patio seating spaces. It's a garden that offers a balance of greenery and usability, with space to sit out, entertain, or simply enjoy the outdoors.

The location of Hadrian Road adds further value,

especially for those needing access to strong transport links. The M1 and Sheffield Parkway are both within easy reach, making commuting straightforward for those working in Sheffield, Rotherham or further afield. Public transport connections are also nearby, offering routes into both towns. For day-to-day needs, there's a wide range of local amenities in Brinsworth itself, including shops, takeaways, and a local Co-op supermarket. Larger supermarkets such as Morrisons and Aldi can be found in nearby Catcliffe and Eastwood, just a short drive away.

For families, the area is well-served by schools. Brinsworth Whitehill Primary and Brinsworth Manor Infant and Junior Schools are all within close proximity, while Brinsworth Academy offers secondary education and has a strong local reputation.

This is a home that suits a wide range of buyers – from first-timers to downsizers – thanks to its manageable size, well-presented interiors, and outdoor space. With its combination of convenience, low-maintenance features and quiet setting, it's a straightforward option for those looking for a move-in-ready property in this



part of Rotherham.

**SIDE ENTRANCE PORCH** With side and rear facing windows, front facing entrance door and door to the kitchen. Kitchen has a range of recently fitted wall and base units in sage green. Base units are set beneath contrasting worktops which include a one and a half bowl sink, induction hob, oven, plumbing for washing machine, space for fridge freezer and laminate flooring.

**SECOND SITTING ROOM** Having four wall light points. The focal point of the room is the feature brick slip fireplace with inset electric stove, laminate floor and patio doors open onto the enclosed rear garden.

**LOUNGE** A generous size lounge with a staircase which rises to the first floor landing, laminate flooring and front facing bow window.

**LANDING** With balustrade, loft access and side facing window which offers far reaching views.

**BEDROOM ONE** A good size double room which has a front facing window.

**BEDROOM TWO** With a built in store cupboard housing the central heating boiler, laminate flooring and rear facing window.

**BATHROOM** With a white three piece suite which comprises of a panelled bath with rainfall shower over, low flush w.c, bespoke vanity wash hand basin, tiled walls, tiled floor, downlights to the ceiling and rear facing window.

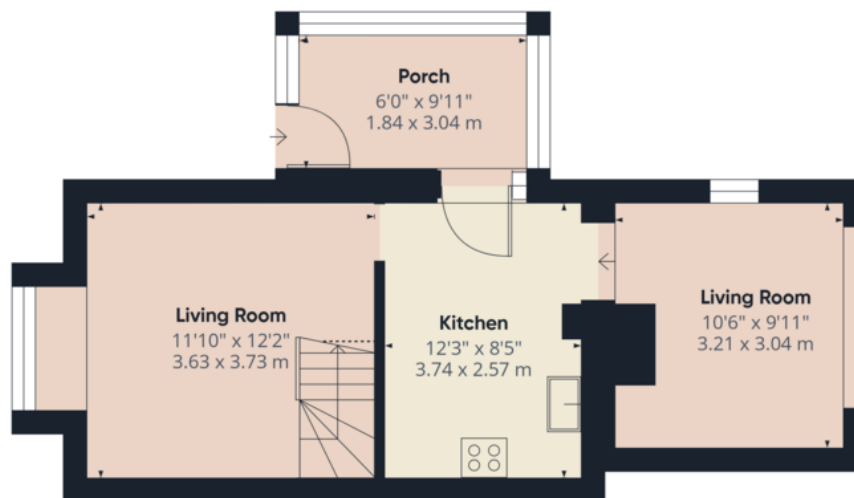
**OUTSIDE** To the front is a lawn garden with drive to the side. A front facing gate opens onto a patio area which leads to the side porch. To the rear is a larger than average garden which is well maintained with a paved patio area which extends to the side of the

property. Lawn garden with mature borders. A further inset patio area to the rear of the garden.

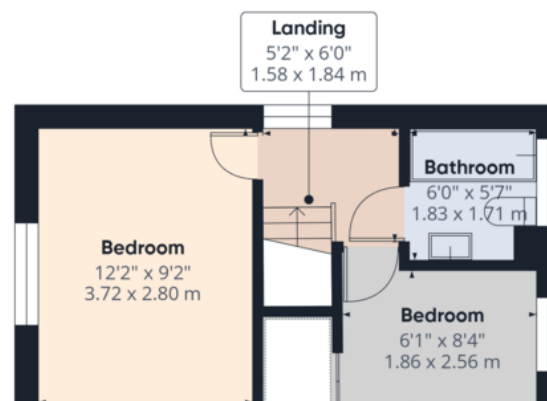


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area<sup>(1)</sup>

638 ft<sup>2</sup>

59.4 m<sup>2</sup>

Reduced headroom

9 ft<sup>2</sup>

0.8 m<sup>2</sup>

(1) Excluding balconies and terraces

Reduced headroom

..... Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are

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