

FOR SALE



Brinsworth Lane, Brinsworth
Asking Price Of £175,000


MARTIN&CO



Brinsworth Lane, Brinsworth

3 Bedrooms, 1 Bathroom

Asking Price Of £175,000

- Semi detached
- Three bedrooms
- No chain
- Commuter links
- Popular location

Set in the heart of Brinsworth, this extended semi-detached home sits in a convenient spot for anyone needing solid commuter access without sacrificing day-to-day essentials. Positioned on Brinsworth Lane, the property has no onward chain and is ready for new ownership. The layout has been altered with a rear extension to provide additional ground floor living space while retaining the traditional three-bedroom layout upstairs.

The front of the property presents a neat lawn with a central driveway offering off-road parking. Stepping through the entrance hall leads into a front-facing lounge, with a bay window that brings in natural light and adds character to the space. Dining kitchen fitted with a good selection of white wall and base units. There's ample space here for both cooking and dining, with everything laid out in a practical format. At the rear, the single-storey extension has created an additional reception space currently used as a sunroom. This could suit a number of uses - second sitting room, home office or playroom - and it leads directly into the enclosed rear garden. Upstairs, there are three bedrooms and a family bathroom arranged from the landing. The main bedroom sits at the front, with the benefit of the bay window adding some extra floor space and light. The second bedroom overlooks the rear garden and is



also a comfortable double, while the third room is a good-sized single. The bathroom is fitted with a modern white three-piece suite.

Outside, the rear garden is low-maintenance and well laid out. A paved patio runs directly from the back of the house and leads to an area of artificial lawn with slate chipping borders, making the space tidy and easy to keep. There's also a timber fence boundary giving privacy and helping define the space for those with pets or children.

The location works well for access to everyday needs. Just around the corner is Brinsworth's main shopping area on Whitehill Lane and Brinsworth Lane itself, where convenience stores, takeaways and pharmacies can all be found. For the weekly shop, there's a Morrisons in Catcliffe, only a five-minute drive away, or a larger Tesco Extra at Rotherham Road Retail Park. For those commuting, the property is under ten minutes' drive to Junction 33 of the M1 and only slightly further to the M18, with Sheffield Parkway also nearby offering direct access into Sheffield city centre or towards Meadowhall. Brinsworth also benefits from

regular bus services into both Rotherham and Sheffield.

Families will find the location appealing due to nearby schooling options. Brinsworth Whitehill Primary and Brinsworth Howarth Primary both serve the local area and are within walking distance. For secondary education, Brinsworth Academy is just under a mile away and has a good reputation locally. The area is also well served by local parks and open spaces, with Tinsley Meadows and Rother Valley Country Park a short drive away for those wanting to get outdoors. This is a property that offers a practical layout with just enough space to work for a range of buyers, from first-time purchasers to families or even those looking to downsize. The extension at the rear adds flexibility to the ground floor while the plot itself is manageable but private. With no onward chain and a strong location for transport, schooling and amenities, it's a house that will suit those wanting convenience with a straightforward move-in timeline.



ENTRANCE HALL Having a staircase rising to the first floor landing, door the lounge, door to the dining kitchen, side facing entrance door and side facing window.

LOUNGE With coving to the ceiling, laminate floor and front facing bay window.

DINING KITCHEN Having a range of fitted wall and base units in white. Base units are set beneath worktops which include a hob, oven, extractor hood, single bowl sink, plumbing for washing machine and rear facing window.

SUN ROOM Having dual aspect windows to the side and rear, rear facing entrance door to the garden and laminate flooring.

LANDING With spindled balustrade and loft access.

BEDROOM ONE Having a front facing bay window.

BEDROOM TWO Having a rear facing window.

BEDROOM THREE Having a rear facing window.

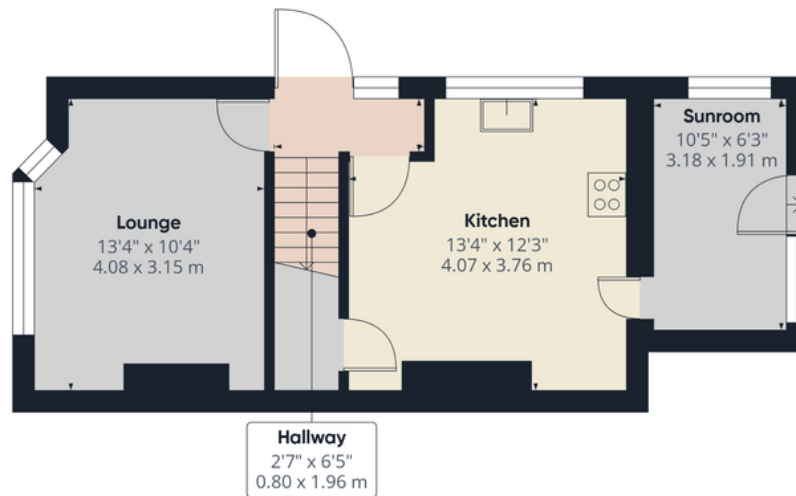
BATHROOM Having a white three piece suite which comprises of a low flush w.c, vanity wash hand basin, bath, tiled walls and side facing window.

OUTSIDE To the front of the property is a lawn garden with central driveway. To the rear of the property is an enclosed garden with patio, artificial lawn and slate borders.

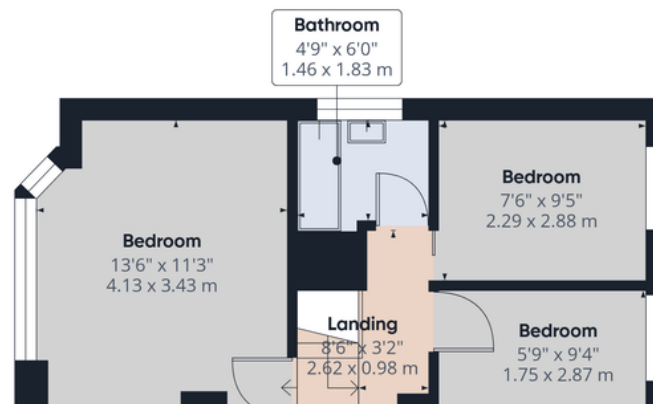


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
726 ft²
67.5 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS
3C standard. Measurements are

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>

MARTIN&CO

Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.