



## Brinsworth Hall Crescent, Brinsworth



**Guide Price £170,000 to £180,000** This three bedroom semi-detached property is located within a popular residential district which is close to primary and secondary schools, shops, Meadowhall, public and commuter transport links with the m1 motorway network close by making it a perfect starter or family home. The competitive price reflects the need for a little updating but provides buyers with the budget to add their own upgrades, style and character. Accommodation comprises: Hall, Bay Windowed Lounge, Kitchen Diner, three first floor Bedrooms and a Shower Room. Externally it has gardens to the front and rear and a secure lengthy driveway providing off-road parking. Viewing by Appointment ONLY.





GROUND FLOOR  
327 sq. ft. (30.4 sq.m.) approx.

1ST FLOOR  
327 sq. ft. (30.4 sq.m.) approx.



While every attempt has been made to ensure the accuracy of the floor plan, measurements of actual dimensions, rooms and any other items are approximate and no responsibility is taken for any error or omission. This plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should commission their own survey or service reports before finalising their offer to purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or condition. Made with Mapbox 10/20/20

## ACCOMMODATION

- Three Bedroom Semi-Detached Home
- Great Location close to Schools, Transport Links and Meadowhall
- Lounge, Kitchen Diner
- Secure Driveway providing Off-Road Parking
- Opportunity to Add Your Own Stamp and Priced to Budget in Upgrades
- **\*\* Great Starter Home, Possible Buy-to-Let OPPORTUNITY \*\***
- **MORTGAGE ADVICE AVAILABLE AT THIS OFFICE - ASK FOR DETAILS**



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Find an energy certificate (EPC)

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**Energy performance certificate (EPC)**

Property type	Energy rating	Energy class	Energy class
Residential	D	Energy class	Energy class

**Property type**  
Total floor area  
810 square metres

**Rules on letting this property**  
Prospective buyers can see if they have an energy rating from A to G.

**Energy rating and score**  
This property's energy rating is D, it has the potential to be C.