



Ellis Street, Brinsworth

Guide Price: £90,000 to £100,000



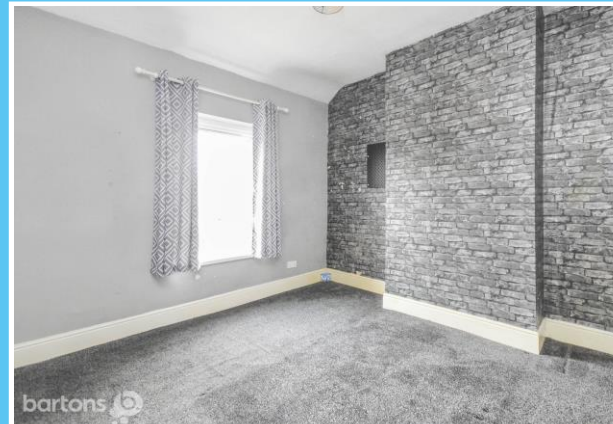
This THREE Bedroom End of Terrace House offers ample living space and presents an excellent opportunity for FIRST TIME BUYERS or INVESTORS seeking strong rental yields. Although the property requires some TLC, it provides the perfect chance to add your own stamp and create a home tailored to your taste. Set within the popular suburb of Brinsworth, the property benefits from excellent transport links to Rotherham and Sheffield, along with easy access to the M1 motorway, making it ideal for commuters and those seeking convenient everyday living. The cosy Lounge provides a warm and welcoming entrance to the home, from here, the accommodation flows through to a fitted Kitchen, which offers ample space for appliances and everyday storage. There is also a separate Dining room, which opens into a rear lobby and provides access to the downstairs Bathroom fitted with a bath and shower over. The first floor offers well proportioned Double Bedrooms, all providing excellent space. Additional benefits include uPVC Double Glazed windows throughout, a gas fired combi boiler, and up to date Electrical & Gas Safety certificates available upon request. Externally, the rear garden is mainly laid to lawn and benefits from side gate access, with peaceful allotments located to the rear, offering a pleasant and private outlook.

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ACCOMMODATION

- Three Bedroom End of Terrace House set within the Suburb of Brinsworth
- Ideal purchase for INVESTORS & FIRST TIME BUYERS!
- Opportunity to Add Value – Requires Some TLC
- Cosy Lounge leading to Fitted Kitchen and separate Dining Room
- Three Well Proportioned Double Bedrooms
- Laid Lawn Garden with peaceful outlook over Rear Allotments
- Excellent Transport Links to Rotherham & Sheffield
- Up to Date Electrical & Gas Safety



GROUND FLOOR
422 sq.ft. (39.2 sq.m.) approx.

1ST FLOOR
374 sq.ft. (34.8 sq.m.) approx.



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TOTAL FLOOR AREA - 796 sq.ft. (74.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of actual, finished, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance only and should not be relied upon for any purpose other than a general indication of the layout of the property. The services, systems and appliances shown have not been tested and no guarantee can be given regarding their condition or performance.

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FOR YOUR NEXT MOVE...

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(54-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
www.eurcal.com			

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