



PRESTIGIOUS HOMES

merryweathers
Est. 1832

The Brow, Brecks, Rotherham, S65 3HP

Offers In The Region Of £350,000

An exceptionally well presented 5 BEDROOM SEMI DETACHED HOUSE EXTENDED TO THE SIDE AND REAR situated in an extremely popular and sought-after location.

The property, which enjoys elevated far reaching views, is only a moments walk from local shops and Listerdale School and is only a moments drive from the extensive compliment of facilities to be found in neighbouring Wickersley.

FRONT RECEPTION HALL

With composite entrance door and glazed side panel, radiator and cornish slate tiled floor. Useful storage cupboard beneath the stairs.

LOUNGE

13'6" x 13'11"

With large front facing uPVC window and radiator beneath. Polished Oak flooring. An archway opens into the Sitting/Dining Room

SITTING/DINING ROOM

13'0" x 11'1"

With continued polished Oak flooring and uPVC double doors opening onto the decked patio.

BREAKFAST KITCHEN

18'9" x 10'0"

Having an extensive range of fitted base and wall units with contrasting wood work surfaces. Inset ceramic sink and monobloc tap. 'L' shaped

worktop/breakfast bar. Cornish slate tiled floor, rear facing uPVC window

UTILITY AREA

With space and plumbing for washing machine and high level wall cupboards.

CLOAKROOM

With W.C. and wash hand basin

DINING ROOM

17'11" x 8'9"

With double panelled radiator, uPVC window and additional uPVC french doors

FIRST FLOOR LANDING

MASTER BEDROOM

16'9" x 8'9"

With radiator and uPVC rear facing window

EN-SUITE

8'9" x 6'7"

With Jacuzzi bath and mixer tap shower in a tiled inlay, close coupled W.C. and vanity hand basin with mosaic tiled splashback and vanity mirror.

FRONT BEDROOM TWO

13'6" x 11'1"

Having a uPVC bay window and radiator

REAR BEDROOM THREE

13'1" x 11'1"

With uPVC window enjoying far-reaching views, radiator

FRONT BEDROOM FOUR

14'2" x 8'9"

With radiator beneath the uPVC window

FRONT BEDROOM FIVE

8'11" x 7'5"

With wood laminate flooring, radiator and uPVC window.

FAMILY BATHROOM

Re-fitted to incorporate a walk-in tiled shower enclosure, vanity wash hand basin and W.C. Ceramic tiling to all walls, heated towel rail and uPVC opaque window

OUTSIDE

To the front is a pebbled low-maintenance garden and drive with access to the Garage (5.32m x 3.19m)

To the rear is a larger than average enclosed garden incorporating a raised decked patio/entertaining area with steps leading down to lawn.

MATERIAL INFORMATION

Council Tax Band E

Tenure Leasehold. Annual Ground Rent £5.00

Property Type Semi detached house

Construction type Brick built

Heating Type Gas central heating

Water Supply Mains water supply

Sewage Mains drainage

Gas Type Mains Gas

Electricity Supply Mains Electricity
All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type Drive + Garage

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk.

[https://check-for-](https://check-for-flooding.service.gov.uk/find-location)

[flooding.service.gov.uk/find-location](https://check-for-flooding.service.gov.uk/find-location)

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

<https://www.groundstability.com/public/w>

We advise all clients to discuss the above points with a conveyancing solicitor.



Floor Plan



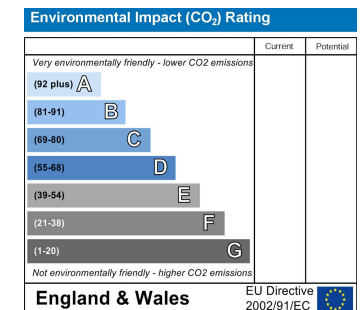
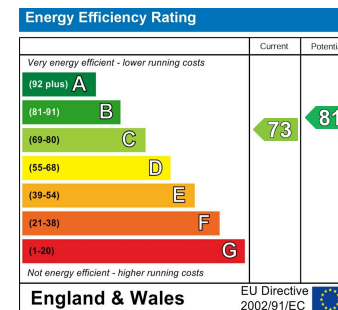
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Area Map



Energy Efficiency Graph



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