



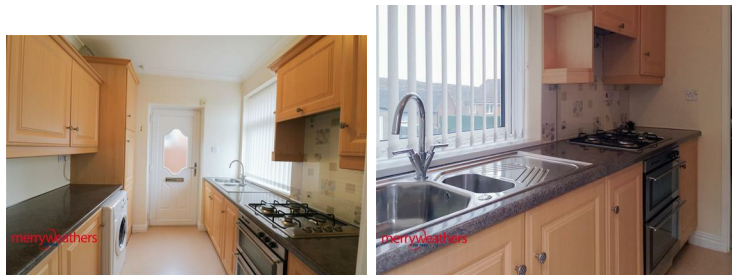
150 Sunnybank Crescent, Brinsworth, Rotherham, S60 5JJ

**Offers In The Region Of £170,000**

A viewing is highly recommended of this well maintained two bedroomed semi detached bungalow, in the popular suburb of Brinsworth, offered with no vendor chain. Comprising of fitted kitchen, lounge, two bedrooms, modern shower room. Driveway leading to detached garage. Front and rear gardens.



### Kitchen 8'10" x 7'7" (2.71m x 2.33)



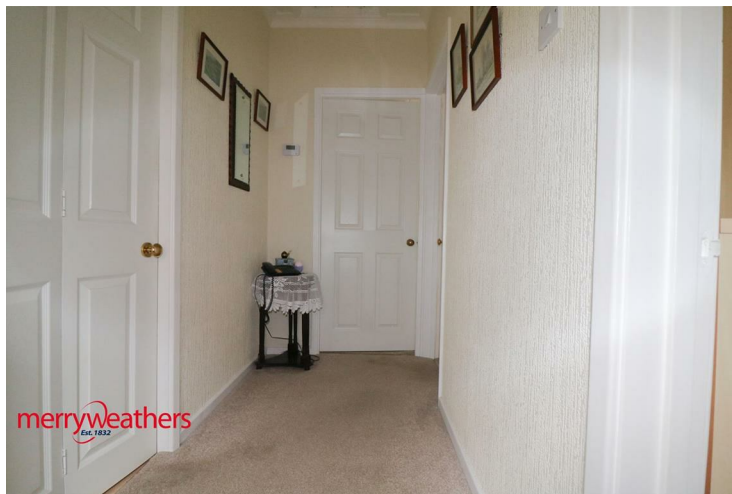
Side UPVC entrance door leading to fitted kitchen with wall and base units, marble work surfaces, with built in electric oven, gas hob and extractor fan. Built in fridge, sink, front UPVC window and door leading to lounge.

### Lounge 17'3" 11'11" (5.28m 3.65m)



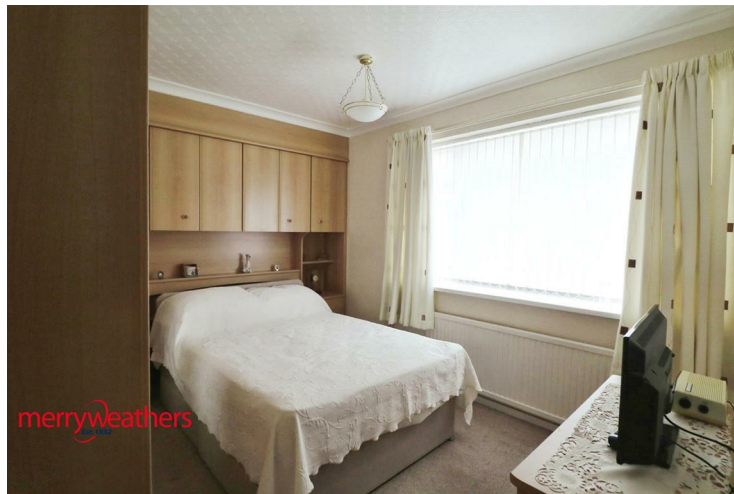
Two front UPVC windows and central heating radiator. Fire place and door leading to hallway.

### Hallway



Side UPVC entrance door, central heating radiator, doors leading to, lounge, two bedrooms and shower room.

### Bedroom One 13'5" x 10'0" (4.09m x 3.07m)



With fitted wardrobes and bedroom furniture, central heating radiator and rear UPVC window.

### Bedroom Two 10'0" 7'9" (3.05m 2.38m)



With fitted wardrobes and bedroom furniture, central heating radiator and rear UPVC window.

### Shower Room 8'1" 5'0" (2.48m 1.54m)



Modern shower room, comprising of shower cubicle, bathroom units housing W.C. and vanity unit housing sink. Further storage cupboards and UPVC window..

### Outside



Long side driveway, leading two side entrance doors, detached garage( with power) and rear garden. Front garden and rear garden with patio area, steps rising to lawned garden, with fencing and shed.

### Material Information

Council Tax Band B

Tenure Freehold

Property Type Two bedroomed semi detached

bungalow.

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 and 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-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

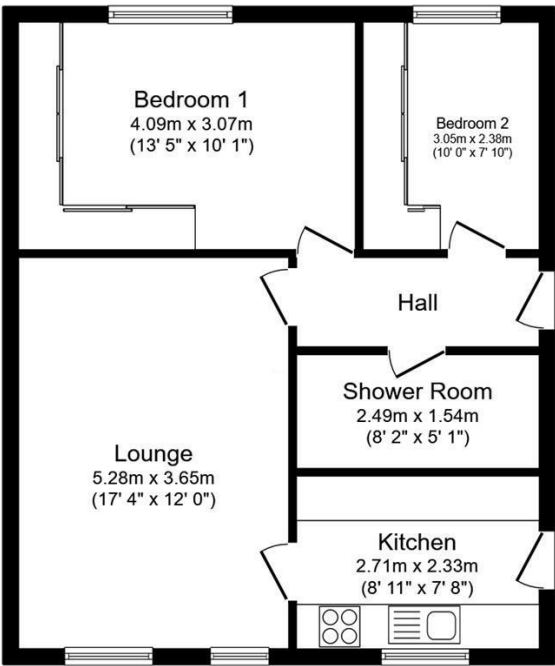
Coal mining area South Yorkshire is a mining area

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/web/home.xhtml>

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

Floor Plan

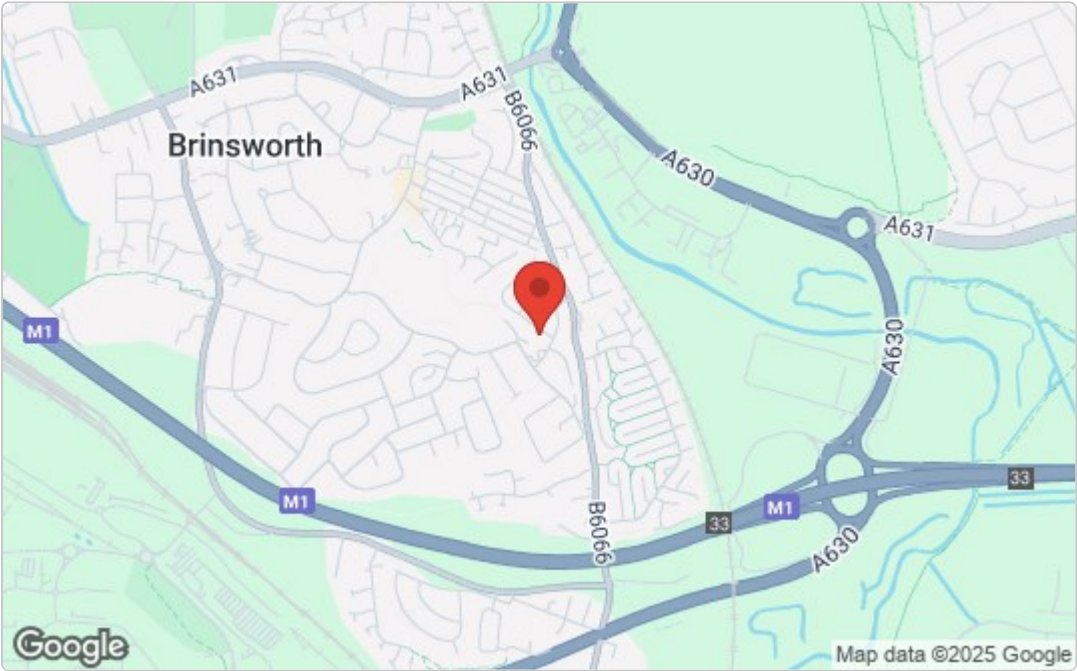


Floor Plan  
Floor area 59.4 m<sup>2</sup> (639 sq.ft.)

TOTAL: 59.4 m<sup>2</sup> (639 sq.ft.)

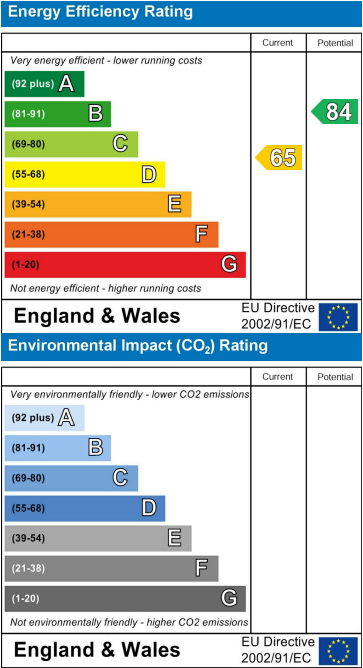
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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