



40 Chiltern Rise, Brinsworth, Rotherham, S60 5JT

Offers Around £200,000

Located at the head of a cul-de-sac and occupying a large plot is this THREE BEDROOM SEMI DETACHED HOUSE. The property has undergone an extensive course of modernisation which will only become apparent at the time of inspection.

Brinsworth is one of Rotherham's most popular suburb, served by an extensive compliment of nearby shops and schools with easy access to Meadowhall, Rotherham and Sheffield centres.

SUMMARY

An immaculately presented three bedroom semi-detached house, appointed to an exceptional standard throughout, located at the head of a cul-de-sac and occupying a large plot. The present owners have undertaken an exhaustive course of improvement and renovation which will only become apparent at the time of inspection.

The property boasts gas central heating, uPVC double glazing, re-fitted Kitchen and Bathroom and Oak internal doors. The gardens are an undoubted feature incorporating off-road parking for two vehicles and Garage.

Chiltern Rise is located off Howarth Road and is only a moments walk from Brinsworth Howarth Primary School. The property is centrally placed for both Sheffield and Rotherham and the close proximity of the Sheffield Parkway and M1 makes travelling farther afield extremely accessible.

ENTRANCE PORCH

With uPVC window

KITCHEN



With fitted high gloss finish base and wall units and contrasting work surfaces with inset sink and monobloc tap set beneath a uPVC window. Integrated gas hob with extractor above and electric oven and microwave. Built-in fridge/freezer and dishwasher. Concealed downlighting illuminating the worksurfaces with additional kick space lighting. Radiator. Under stairs Pantry with space and plumbing for washing machine

LOUNGE



With large uPVC window overlooking the garden with radiator beneath. Feature glowing log effect fire recessed into the wall.

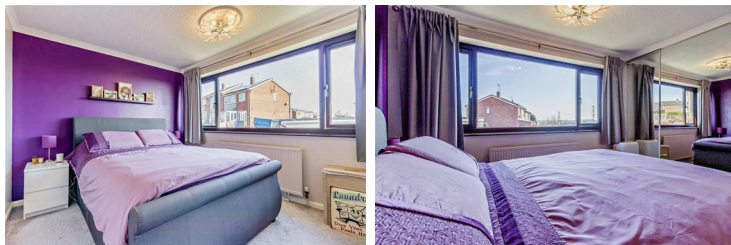
ENTRANCE HALL

With entrance door and radiator

FIRST FLOOR LANDING

With radiator and cupboard housing the gas central heating boiler

BEDROOM ONE



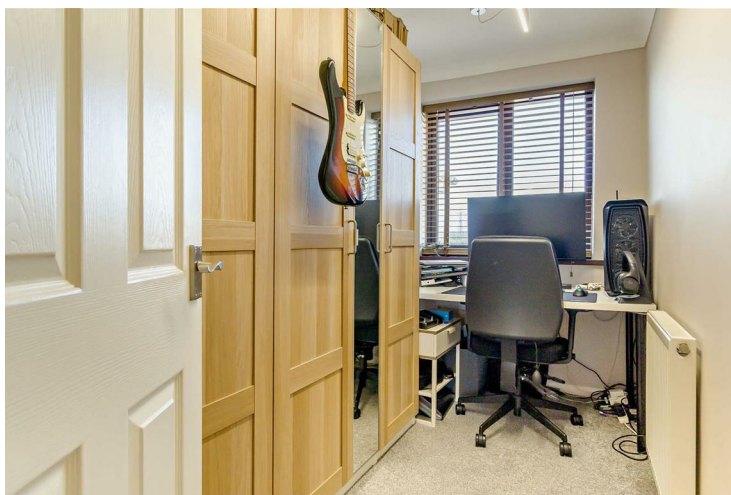
Having built-in mirrored wardrobes to one wall, radiator and uPVC window

BEDROOM TWO



With radiator and uPVC window

BEDROOM THREE



With radiator and uPVC window

BATHROOM



With shower enclosure, vanity wash basin and W.C. Heated towel rail and uPVC opaque window

OUTSIDE



A concreted driveway provides off-road parking for two vehicles and gives access to the Garage With electric roller door, light and power.

To the rear is a larger than average enclosed garden screened by conifers and copper beech hedging, Decked patio/seating area and raised pebbled flower border.

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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

Planning permissions N/A

Accessibility features N/A

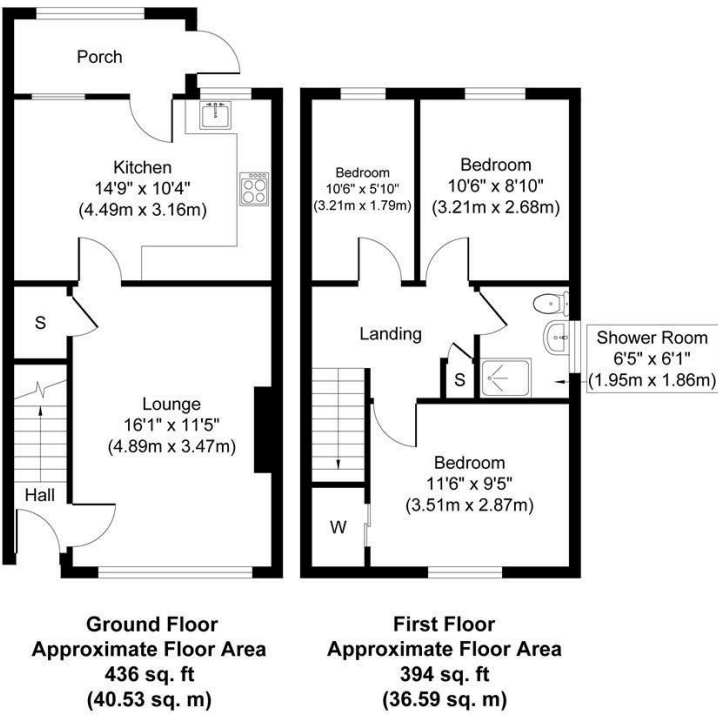
Coal mining area South Yorkshire is a mining area

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



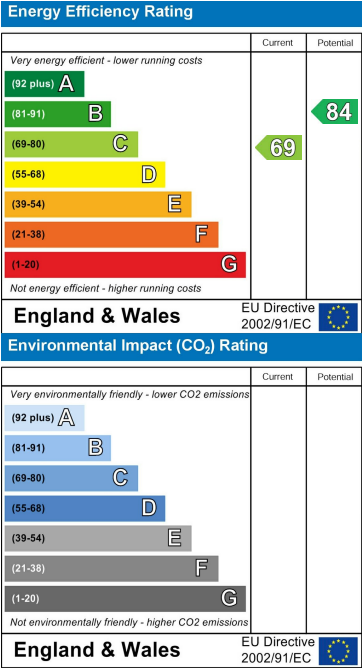
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



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Energy Efficiency Graph



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