



Briarwood Gardens, Sunnyside Rotherham S66 3XR

welcome to

Briarwood Gardens, Sunnyside Rotherham

MOVING ON UP - Offered to market is this beautiful three bedroom detached property. Modernised throughout & boasts a drive & garage providing off road parking & a delightful rear garden & patio...ARRANGE YOUR VIEWING!!!



Lounge

Having a front facing double glazed window & radiator.

Dining Room

Having rear facing French doors leading out to the garden & a radiator.

Kitchen

Fitted with a range of wall & base units housing the integrated hob, oven & extractor fan along with worktops housing the inset double sink & drainer. Having a side facing door, rear facing double glazed window & radiator.

Downstairs W.C

Fitted with a hand wash basin & WC. Having a side facing double glazed window & radiator.

Conservatory

Having side facing double glazed French doors, side facing double glazed velux windows & rear facing double glazed windows. Also benefiting from AC.

Landing

Fitted with built in storage, a radiator & loft hatch.

Bedroom One

Having a rear facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

En Suite

Fitted with a shower cubicle, a hand wash basin & WC. Having a rear facing double glazed window & radiator.

Bedroom Two

Having a front facing double glazed window & radiator.

Bedroom Three

Having a front facing double glazed window & radiator.

Bathroom

Fitted with a bath & overhead shower, hand wash basin & WC, a rear facing double glazed window, radiator & extractor fan.

Outside

To the front of the property is a drive & entry to the integral garage providing off road parking.

To the rear is a beautiful lawned garden enclosed with hedges along with a patio area.

Also benefiting from an EV charging point & Solar panels.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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Briarwood Gardens, Sunnyside Rotherham

- Three bedroom detached property - Fully Modernised
- Ideal family/FTB purchase
- Well placed to local amenities/transport links
- Drive garage & beautiful rear garden
- CALL NOW!!!

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: C

£250,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117467 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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