

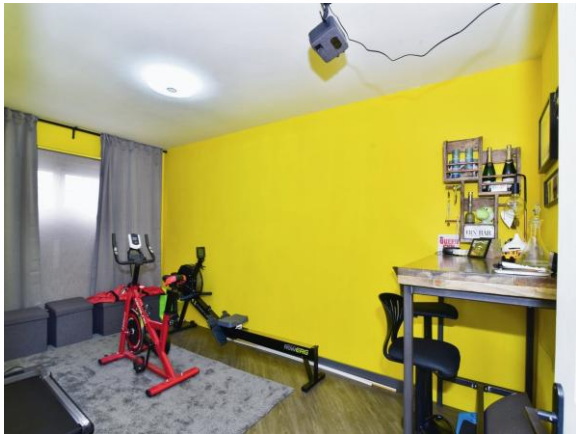


**Brunswick Drive, Sunnyside Rotherham S66 3YZ**

**welcome to**

**Brunswick Drive, Sunnyside Rotherham**

£250,000-£260,000 - THERE'S NO PLACE LIKE HOME - This three bedroom semi detached property makes the ideal purchase for the FTB/family buyer located in Sunnyside. Boasting well presented & spacious accommodation throughout with off road parking, an integral garage & a delightful rear garden.



## **Ground Floor Entrance Hall**

Having a front facing double glazed door & two built in storage cupboards.

## **Downstairs W.C.**

Fitted with a hand wash basin, a WC, extractor fan & a radiator.

## **Kitchen / Dining Room**

The Kitchen/Dining Room is fitted with wall & base units housing integrated appliances: hob, oven, microwave & extractor fan, fridge/freezer, dishwasher & washing machine, with worktops housing the sink & drainer. Having a rear facing double glazed window. The dining area has a radiator & rear facing French doors leading to the garden.

## **Garage / Gym**

Multi use integral garage with internal access from hallway. Fully plastered & LVT flooring, currently used as a gym/entertainment room with flexible uses.

## **First Floor Landing**

Having a radiator.

## **Lounge**

Large sunny room with space for home office. Having two front facing double glazed windows & two radiators.

## **Bedroom Two**

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

## **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

## **Second Floor**

## **Second Floor Landing**

Used as a dressing area with rear facing double glazed velux window with access to fully boarded loft and loft ladder.

## **Main Bedroom**

Having a front facing double glazed bay window & a radiator. Built in storage cupboard housing combo-boiler.

## **En Suite**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a heated towel rail, light & extractor fan to the ceiling.

## **Bedroom Three**

Having a rear facing double glazed velux window & a radiator.

## **Outside**

To the front of the property is a double drive providing off road parking.

To the rear is a lawned garden with a decked & patio area, all enclosed with fencing along with bin storage.



***view this property online*** [williamhbrown.co.uk/Property/RTF117033](http://williamhbrown.co.uk/Property/RTF117033)



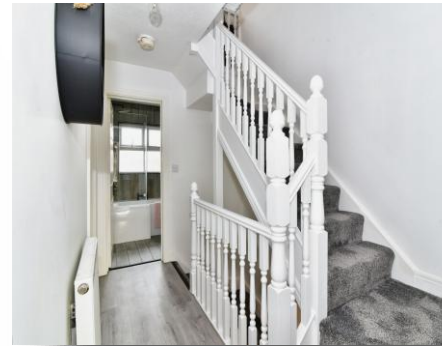
welcome to

## Brunswick Drive, Sunnyside Rotherham

- Spacious three bedroom semi detached property over three floors
- Beautifully presented throughout
- Well placed to amenities, transport links, catchment for primary school & Wickersley school
- Double drive & multipurpose integral garage
- Delightful rear garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: C

# £250,000



Please note the marker reflects the postcode not the actual property

**view this property online** [williamhbrown.co.uk/Property/RTF117033](https://www.williamhbrown.co.uk/Property/RTF117033)



Property Ref:  
RTF117033 - 0005

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.



william h brown



**01709 829935**



[rotherham@williamhbrown.co.uk](mailto:rotherham@williamhbrown.co.uk)



32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR



[williamhbrown.co.uk](https://www.williamhbrown.co.uk)