



**Briary Close, Brinsworth Rotherham S60 5LY**

**welcome to**

**Briary Close, Brinsworth Rotherham**

£250,000-£260,000 - FAMILY LIVING - Offered to market is this four bedroom semi detached property making the ideal family purchase. Boasting spacious accommodation throughout over three floors with a drive & garage & being well placed to local amenities/transport links...CALL TO VIEW!!!



## **Ground Floor**

### **Entrance Hall**

Having a front facing door & a radiator.

### **Lounge**

Having a front facing double glazed window, two radiators, two electric fires & spotlights to the ceiling.

### **Kitchen**

Fitted with a series of wall & base units housing the integrated hob, double oven & extractor fan, the fridge/freezer & dishwasher along with worktops housing the sink 1/4 & drainer & breakfast bar. Having two rear facing double glazed windows, rear facing French doors leading to the garden, a radiator & spotlights to the ceiling.

## **First Floor**

### **Landing**

Having a radiator & spotlights to the ceiling.

### **Bedroom Two**

Having two front facing double glazed windows & two radiators.

### **Bedroom Three**

Having a side facing double glazed window & a radiator.

### **Bedroom Four**

Having two rear facing double glazed windows & two radiators.

## **Bathroom**

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

## **Second Floor**

### **Bedroom One**

Having a front & rear facing double glazed window, two radiators & a built in storage cupboard. Also benefiting from storage to the eaves either side of the WC.

## **En Suite**

Fitted with a hand wash basin & a WC, a side facing double glazed window & a heated towel rail.

## **Outside**

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

To the rear is a patio & decked area enclosed with fencing.

Also benefiting from an integral garage with an electric roller door.



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## Briary Close, Brinsworth Rotherham

- Four bedroom semi detached property - over three floors
- Spacious accommodation throughout
- Ideal family purchase
- Well placed to local amenities/transport links/schools
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: B

guide price

**£250,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF114295 - 0003

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