



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.

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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welcome to

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: C

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 - 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.



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