

property details **approval form**

20 Brinsworth Hall Crescent, Brinsworth, Rotherham, South Yorkshire, England, S60 5EQ

Date: 14 September 2026

Property Ref and Version: RTF117668 - 0001



selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

£210,000

Tenure: Freehold

>> **key features**

- > THREE BEDROOM SEMI-DETACHED FAMILY HOME
- > MOVE IN CONDITION
- > STUNNING DINING KITCHEN WITH PATIO DOORS TO THE REAR GARDEN
- > OFF ROAD PARKING
- > ENCLOSED REAR GARDEN
- > IDEAL FOR A GROWING OR EXTENDED FAMILY
- > EPC Rating: D

>> **short description**

Situated in this popular location is this spacious well-presented three bedroom semi-detached home benefiting from off road parking and an enclosed rear garden. Close to local amenities and transport links.

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>> room description

Important Notice

At the point of making an offer, you will be required to provide financial evidence of your ability to purchase the property. If your offer is accepted, you will be required to provide valid identification documents. Please note that memorandum of sale cannot be issued until all required documentation has been received and verified in line with Money Laundering and Terrorist Financing (Amendment) Regulations 2019. Until these checks have been fully completed, any additional offers received will be submitted to our client for consideration. We therefore kindly ask that all necessary documentation is prepared in advance to avoid any delays in the process.

Agent's Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Entrance Hall

With a front facing sealed unit door and stairs which rise to the first floor landing.

Lounge

With a front facing double glazed bay window, a central heating radiator and laminate flooring.

Dining Kitchen

A stunning extended dining kitchen fitted with a range of high gloss wall and base units with coordinating worksurfaces housing the sink and drainer with mixer tap. There is an electric hob with extractor above, a double eye level oven and grill, an integrated dishwasher and an integrated fridge freezer. There is laminate flooring, a focal breakfast island, spotlights to the ceiling, two side facing double glazed windows and French doors which open onto the rear patio and garden beyond.

First Floor Landing

With a useful storage cupboard.

Bedroom One

With a front facing double glazed bay window, laminate flooring and a central heating radiator.

Bedroom Two

With a rear facing double glazed window and a central heating radiator.

Bedroom Three

With a rear facing double glazed window and a central heating radiator.

Family Bathroom

Fitted with a low flush W.C, a wash hand basin and a panelled bath with shower over. There is tiling to the walls and floor, a side facing obscured double glazed window and a heated towel rail.

Outside

To the front of the property there is a generous driveway which extends to the side and intern leads to the garage. To

Your William H Brown office: 32 Mansfield Road, ROTHERHAM, South Yorkshire, S60 2DR

T 01709 829935 **E** rotherham@williamhbrown.co.uk

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the rear there is a hard landscaped garden which is enclosed with fencing to the perimeter.

Garage

With an up and over door and a further side access door.

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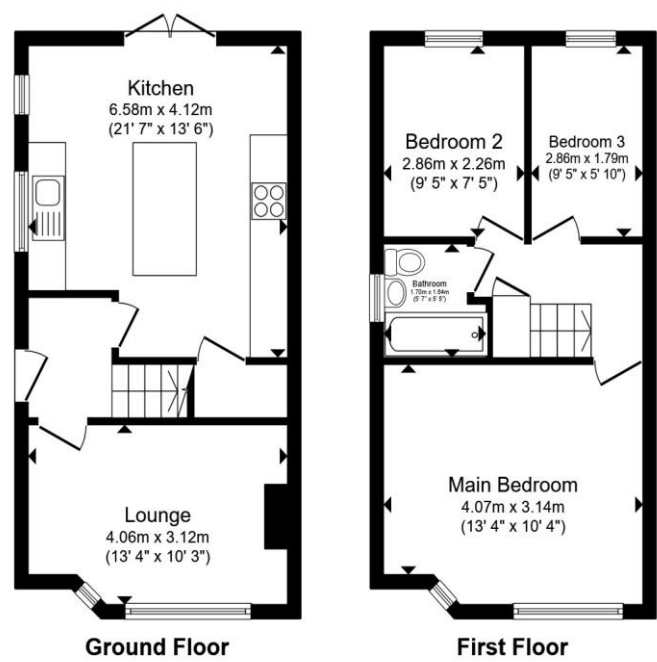
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>> floor plan



Total floor area 68.4 m² (736 sq.ft.) approx
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



>> approval

	Signature	Date
Hayley Gill		
Jonathan Andrew BDW Trading Ltd t/a Barratt		