

REFERENCES



Brunswick Drive, Woodlaithes
£1,350 pcm


MARTIN&CO

Brunswick Drive, Woodlathes

Semi-Detached House,
3 bedroom, 2 bathroom

£1,350 pcm

Date available:

Deposit: £1,557.69

Unfurnished

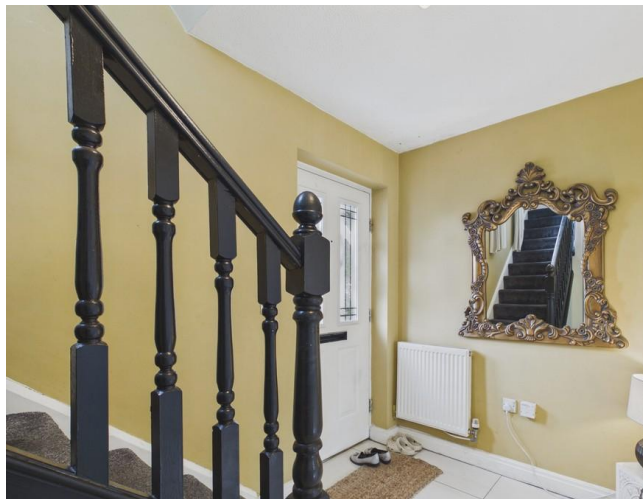
Council Tax band: B

- HIGH-SPEC FINISH
- OPEN PLAN LIVING
- POPULAR LOCATION
- MASTER BEDROOM WITH EN-SUITE
- ENCLOSED GARDEN
- OFF ROAD PARKING
- INTEGRATED APPLIANCES

We are delighted to offer this exceptionally modernised, three-bedroom semi-detached family home. The property has been finished to an high standard. Occupying a private corner plot in a premium location.

Ground Floor: Welcoming entrance hallway with downstairs W.C. High-end, fully integrated kitchen leading into a bright, neutral lounge. A versatile rear conservatory offers excellent space with direct garden views.

First Floor: Three well-proportioned bedrooms. The principal



master bedroom features a private en-suite shower room. The remaining bedrooms share a luxury, family bathroom complete with a freestanding bathtub.

Exterior & Parking: Private driveway providing off-road parking. To the rear is a beautifully maintained, enclosed garden with a patio area.

Location: Superbly located for access to shops, supermarkets, schools, and transport networks.

Bonus Space: Houses a detached, fully insulated garage conversion-perfectly suited as a quiet work-from-home office or creative studio.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.