



**Browning Road, Herringthorpe Rotherham S65 2NS**

**welcome to**

**Browning Road, Herringthorpe Rotherham**

£150,000- £160,000- READY FOR A NEW OWNER - Offered to market is this three bedroom semi detached property making the ideal purchase for the FTB/small family buyer. Boasting spacious accommodation throughout with off road parking a well presented rear garden & patio...CALL TO VIEW!!!



### **Lounge**

12' 2" x 16' 9" into chimney breast recess ( 3.71m x 5.11m into chimney breast recess )  
Having a front facing double glazed window & door, a radiator & a built in storage cupboard.

### **Kitchen**

7' 9" x 16' 9" ( 2.36m x 5.11m )  
Fitted with wall and base units with worktops housing the sink & drainer. Having a side facing double glazed window, two rear facing double glazed windows & a door & the boiler.

### **Conservatory**

11' x 10' 8" ( 3.35m x 3.25m )  
Having side facing double glazed windows & rear facing double glazed French doors.

### **Landing**

Having a side facing double glazed window & loft hatch.

### **Bedroom One**

7' 1" x 11' ( 2.16m x 3.35m )  
Having a rear facing double glazed window & a radiator.

### **Bedroom Two**

7' 1" x 8' 1" ( 2.16m x 2.46m )  
Having a rear facing double glazed window & a radiator.

### **Bedroom Three**

8' 1" x 8' 1" into recess ( 2.46m x 2.46m into recess )  
Having a front facing double glazed window & radiator.

### **Bathroom**

Fitted with a shower cubicle, a hand wash basin & a WC. Having a front facing double glazed window & a radiator.

### **Attic**

Having a rear facing double glazed velux window.

### **Outside**

To the front of the property is a drive providing off road parking for three to four cars.

To the rear is a lawned garden with a block paved patio & two sheds all enclosed with fencing.



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welcome to

## Browning Road, Herringthorpe Rotherham

- Three bedroom semi detached property
- Ideal purchase for the FTB/small family buyer
- Well placed to local amenities/transport links/schools
- Drive providing off road parking
- Well presented rear garden & patio

Tenure: Freehold EPC Rating: C

Council Tax Band: A

guide price

**£150,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116751 - 0003

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