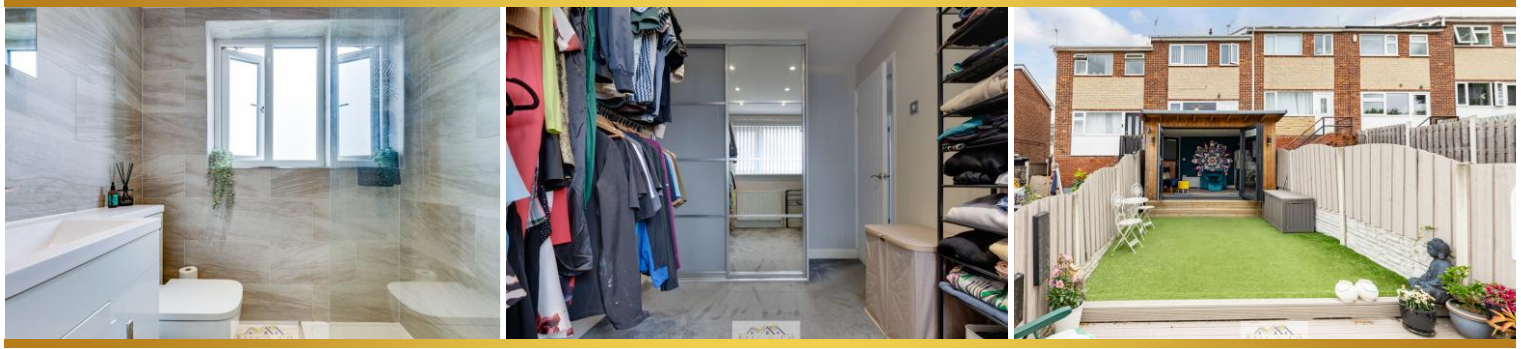




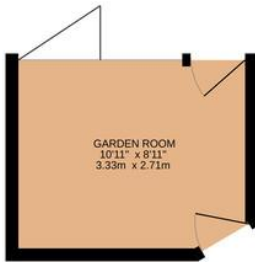
94 Sunnybank Crescent | Brinsworth | Rotherham | S60 5JJ

£160,000

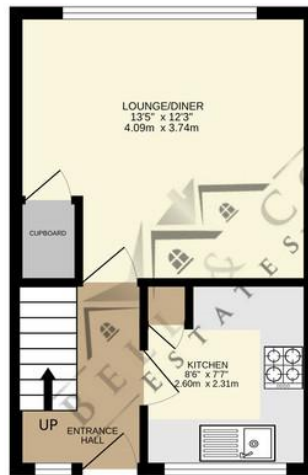
Bell & Co Estates are delighted to present this two bedroom mid terraced home situated in the heart of Brinsworth and offers stylish, contemporary accommodation together with superb landscaped gardens. The property is welcomed by a spacious entrance hall with a convenient downstairs cloakroom. To the front is a modern, fully integrated kitchen, fitted with a range of contemporary units and appliances, creating a practical and stylish space for everyday living. The stunning lounge provides a bright and comfortable reception space, ideal for relaxing or entertaining with fitted media wall and electric fire. To the first floor are two well-proportioned bedrooms with the second benefiting from fitted wardrobes, together with a beautifully appointed family shower room finished in keeping with the modern style of the property. Externally, the property really comes into its own. The front garden has been thoughtfully landscaped to create an attractive, low-maintenance approach. To the rear is a private enclosed garden, also beautifully landscaped and designed with entertaining in mind. The garden features a fabulous entertaining area with bespoke seating, an AstroTurf lawn and a stylish summer house, providing the perfect space for relaxing, entertaining or enjoying hobbies. Modern, stylish, beautifully presented and ready to move straight into, this exceptional home really does need to be viewed to be appreciated. Early viewing is highly recommended. Call Bell & Co Estates today to arrange your viewing.



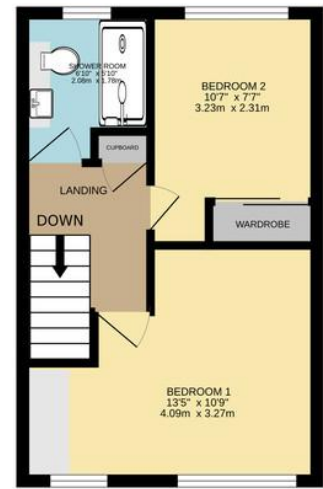
GARDEN
95 sq.ft. (8.9 sq.m.) approx.



GROUND FLOOR
279 sq.ft. (25.9 sq.m.) approx.



1ST FLOOR
286 sq.ft. (26.6 sq.m.) approx.



TOTAL FLOOR AREA : 660 sq.ft. (61.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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94 Sunnybank Crescent
Brinsworth
ROTHERHAM
S60 5JJ

Energy rating

D

Valid until
1 March 2034

Certificate number
0072-1205-2704-7280-0304

Property type Mid-terrace house

Total floor area 57 square metres

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements