



Edmund Avenue, Brinsworth, S60 5LL

£175,000

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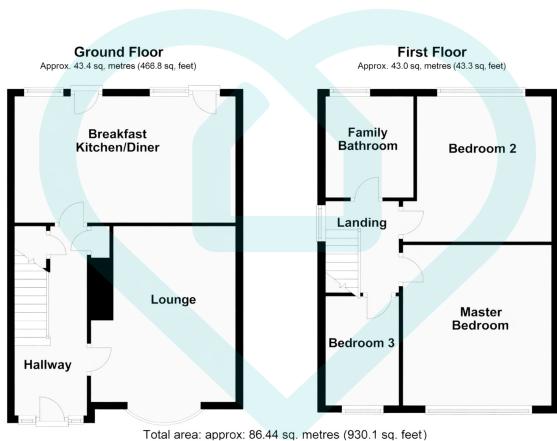
Situated within a well-established residential area of Brinsworth, this attractive home has been finished to a high standard throughout, combining modern design with warm and practical living spaces. The heart of the home is the open-plan kitchen and dining area, fitted with sleek contemporary cabinetry and integrated appliances. A central island provides additional workspace and informal seating, making the space ideal for both everyday living and entertaining. Large glazed doors allow natural light to flood the room and provide direct access to the rear garden, creating a strong connection between indoor and outdoor spaces.

To the front of the property, the living room offers a comfortable and inviting setting, finished in soft neutral tones with warm accent lighting. A large window enhances the sense of space and natural light, creating a relaxing environment. The first floor provides three well-presented bedrooms. The principal bedroom is a calm and spacious retreat with room for freestanding furniture. The second bedroom is generously sized and currently arranged as a flexible home-office setup, while the third bedroom has been styled as a nursery, showcasing excellent use of space.

The bathroom is finished to a high contemporary standard, featuring a modern suite with bath and overhead shower, stylish tiling, and quality fittings, offering both practicality and visual appeal. Externally, the rear garden is arranged over two levels, with a paved patio seating area ideal for outdoor dining and entertaining, leading up to an elevated lawn. The garden is enclosed and offers a good balance of usable space and low maintenance. To the front, a stepped garden provides separation from the road. Brinsworth is a popular residential area offering a strong sense of community alongside excellent connectivity. The property is well placed for a range of local shops, supermarkets, and everyday amenities, with Brinsworth and nearby Wickersley providing a broader selection of retail, cafés, and services.

The area is particularly well regarded for local schooling, with a choice of primary and secondary schools nearby. For commuters, there is convenient access to Rotherham town centre, Sheffield, and the M1 motorway network, making this an ideal location for those needing to travel further afield.



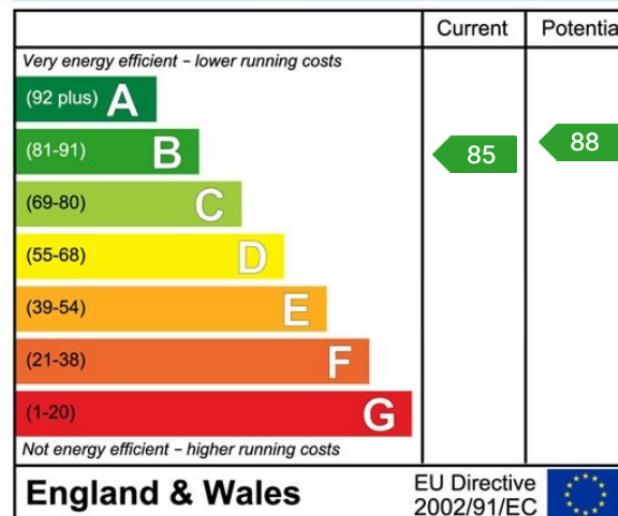


This floor plan is for illustrative purposes only. All measurements and layouts are approximations and do not necessarily capture the precise specifications of the property. No responsibility is taken for any error, omission, or misstatement. We always recommend viewing in person to confirm the exact floor plan of a property. Made with Metropix.



- Beautifully presented and thoughtfully modernised family home
- Direct access to the rear garden from the kitchen, ideal for entertaining
- Three attractive bedrooms offering flexible family or home-working space
- Enclosed, terraced rear garden with patio seating and elevated lawn
- Popular residential location within Brinsworth, close to shops, schools, and amenities
- Stylish open-plan kitchen/dining area with contemporary fittings and comfortable and well-proportioned living room with excellent natural light
- Modern bathroom finished to a high contemporary standard
- Front garden providing separation from the road
- Convenient access to Rotherham, Sheffield, and the M1 motorway network

Energy Efficiency Rating



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