



**Brinsworth Road, Brinsworth Rotherham S60 5EL**

**welcome to**

**Brinsworth Road, Brinsworth Rotherham**

£325,000 - THE ACE OF SPACE - Situated in a popular location & being well placed to amenities/transport links, is this beautiful 4/5 bedroom detached property. Providing ample off road parking including a detached garage & a patio/decked area along with bar for outdoor entertaining...CALL TO VIEW!



### **Lounge**

The entrance hall is open into the lounge having a front facing double glazed door, a side facing double glazed window & the stairs to the landing.

The lounge has a front facing double glazed bay window & two radiators & an electric fireplace.

### **Kitchen / Diner**

Fitted with wall & base units & worktops housing the sink & drainer. Having a rear facing double glazed window & French doors leading into the rear hall.

### **Rear Hall**

Having a side facing double glazed door, a radiator & useful built in storage cupboard. This also provides access to the Annex.

### **Annex/Reception Room**

A versatile space having a side facing double glazed window & access to the downstairs en suite.

### **Wet Room**

Fitted with a walk in shower, a hand wash basin & a WC. Having a rear facing double glazed window & a radiator.

### **Bedroom One**

Having a front facing double glazed bay window & a radiator.

### **Bedroom Two**

Having a front facing double glazed window & a radiator.

### **En Suite**

Fitted with a shower unit, a hand wash basin & a WC. Having a rear facing double glazed window.

### **Bedroom Three**

Having a rear facing double glazed window & a radiator.

### **Bedroom Four**

Having a front facing double glazed window & a

radiator.

### **Bathroom**

Fitted with a bath with a shower over, a hand wash basin & a WC. Having a rear facing double glazed window & a heated towel rail.

### **Outside**

To the front of the property is a generous sized driveway providing off road parking for three cars with a gated carport leading to the detached garage.

To the rear is an artificial lawned garden with a composite decked area & patio perfect for outdoor entertaining.

### **Summer House / Bar**

A fully insulated room fitted with electrics, indoor & outdoor lighting. Having a front facing double glazed window & side facing double glazed French doors.



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## Brinsworth Road, Brinsworth Rotherham

- 4/5 bedroom detached property - with surrounding CCTV
- Ideal family purchase - Annex/reception space to rear
- Well placed to local amenities, transport & motorway links
- Drive & detached garage providing ample off road parking
- Well maintained garden/patio/deck with bar

Tenure: Freehold EPC Rating: D

Council Tax Band: C



Please note the marker reflects the postcode not the actual property

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Property Ref:  
RTF116982 - 0003

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