



Brecks Crescent, Brecks, Rotherham, S65

A great opportunity to improve this three bedroom semi detached property! The dwelling is well placed to access a range of local conveniences and benefits from gas heating to radiators along with UPVC double glazed windows. The accommodation briefly comprises an entrance lobby, bay windowed lounge, kitchen/diner and a ground floor WC. To the first floor is a landing, three bedrooms and a shower room. Outside the property has gardens to the front and rear along with off road parking being provided by a driveway. Viewing is recommended! Call Lincoln Ralph today to avoid disappointment!

Ground Floor

Entrance Lobby Having a front facing entrance door and a radiator. Stairs rise to the first floor landing and a door opens to the lounge.

Lounge 4.27 x 4.23. (The latter measurement excludes the bay window) A spacious room with a fire surround that has a hearth and back incorporating a gas fire. There is a picture rail and a radiator along with a front facing UPVC double glazed window. A door opens to the kitchen.

Kitchen Diner 4.32 x 3.04. Fitted with wall mounted and base level units with work surfaces incorporating a stainless steel sink with mixer tap. There is space for a cooker, fridge and freezer and has plumbing for a washing machine. Having tiling to splashback height, rear facing UPVC double glazed window, rear facing UPVC double glazed entrance door and a radiator. A door opens to the WC.

WC Fitted with a white low flush WC.

First Floor

Landing Having loft access and doors open to the bedrooms and shower room.

Bedroom 1 3.85 x 3.19. Front facing UPVC double glazed window and a radiator

Bedroom 2 3.17 x 3.04. Having fitted wardrobe and a storage cupboard along with a rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.84 x 2.04. Side facing UPVC double glazed window and a radiator.

Shower Room 2.05 x 1.87. Fitted with a white suite comprising a shower cubicle, low flush WC and a wash hand basin. There is tiling to splashback height, rear facing UPVC double glazed window and a radiator.

Outside At the front is lawned garden with shrubs. Off road parking is provided by a driveway. At the rear is a ramp the descends to a flagged patio that has steps to an uncultivated mature garden.

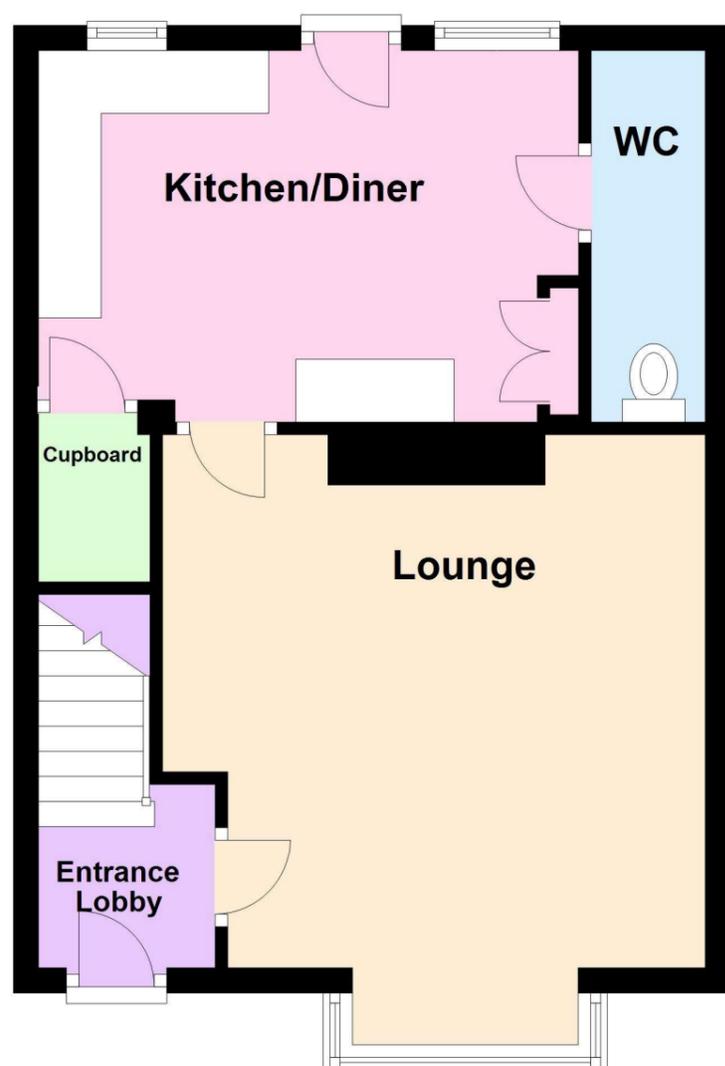


- Three bedroom semi detached
- sought after location
- Offering a wealth of potential
- Off road parking by way of a driveway
- Gas central heating
- UPVC double glazing
- Front & rear gardens
- Viewing is recommended!

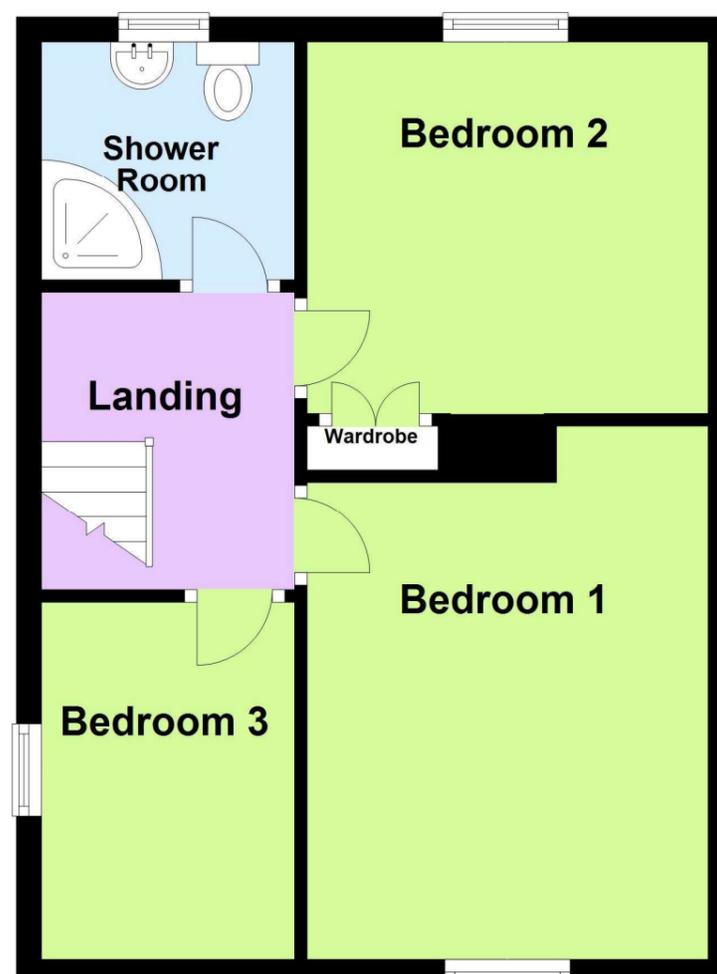
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor



First Floor



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