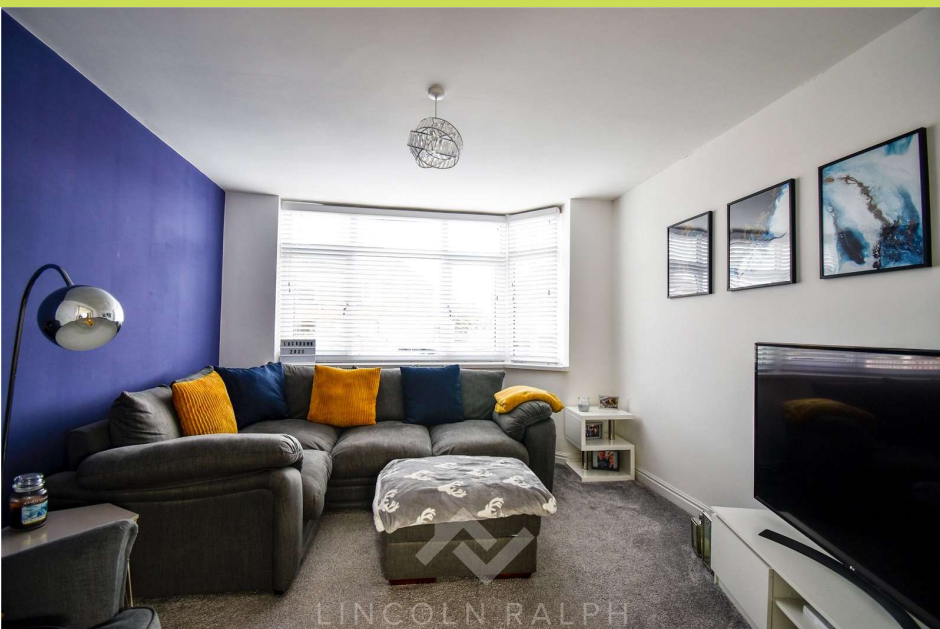
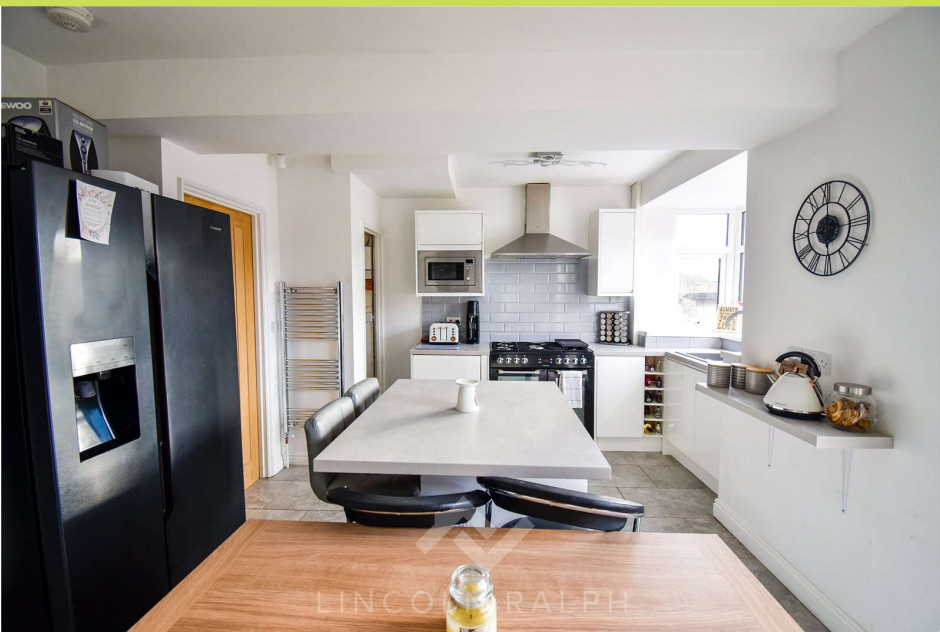


Leasehold

Guide Price: £175,000

Hackness Lane, Brinsworth,

Doncaster S60



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Hackness Lane, Brinsworth, Rotherham, S60

Totally remodelled by the present owners an outstanding semi detached family home offering high modern appointments and open plan living within this ever popular established location. With central heating and double glazing, fabulous kitchen diner with multi-fuel stove, converted loft area and much, much more. Ample parking with drive and garage along with attractive rear gardens with decking providing an ideal entertaining area. The location affords easy access to Rotherham and Sheffield, suburban shopping amenities, the Meadowhall development complex and the M1.

Entrance Hall With composite front door, side aspect window and laminate floor.

Lounge 3.93 x 3.48. (maximum measurements)
A cosy living room with front aspect bay window.

Kitchen/Diner 5.57 x 3.48. A superb open plan room with a range of white gloss finish units with work surfaces and central island/breakfast bar. Rear aspect square bay window along with French doors to the rear. Sink with mixer tap, towel rail/radiator, tiling to the sink and work surface area and plumbing for washer. The focal point of the room is tiled chimney breast with beamed mantle and multi-fuel stove.

First floor landing With side aspect window, oak internal doors and folding wooden ladder access to the converted loft.

Boarded Loft 4.17 x 3.90. A carpeted loft space with front and rear Velux windows and housing the combination gas boiler.

Bedroom One 3.92 x 3.52. (maximum measurements)
With front bay window.

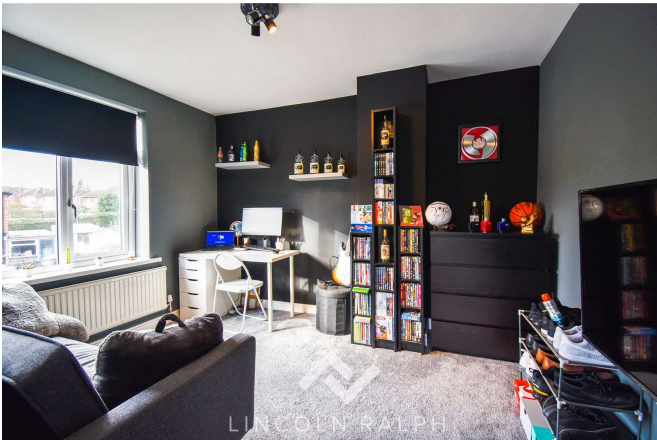
Bedroom Two 3.49 x 3.49. (maximum measurements)
With rear aspect.

Bedroom Three 2.14 x 1.98. With front aspect.

Bathroom 2.79 x 1.68. (maximum measurements)
With white suite comprising wc, wash basin with vanity, bath and shower area. Extensive wall tiling, fully tiled floor, downlights to ceiling, towel rail/radiator and rear aspect window.

Outside To the front is a driveway with further parking in front of the house. The drive leads to the rear and access to the garage. To the rear are attractive gardens with artificial turf, decking, patio area, outside lighting and tap. A great garden for entertaining.

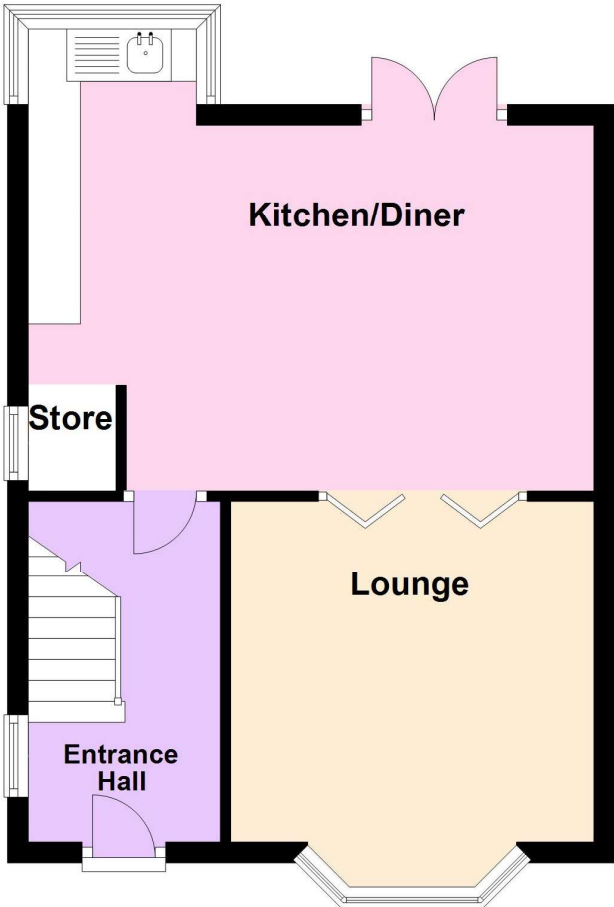
Detached Garage A sectional garage with up and over entry door.



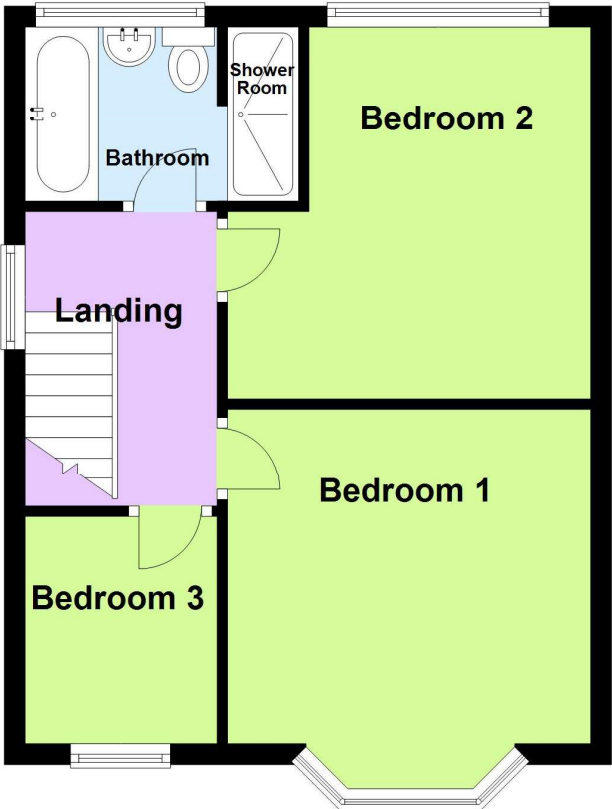
- Totally remodelled semi detached home
- Central heating and double glazing
- Superb kitchen/diner with multi-fuel stove
- Loft conversion
- Drive and garage
- Attractive rear garden with decking
- Full bathroom with double shower area
- Close to M1, Meadowhall, Rotherham and Sheffield

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



Second Floor

