

Freehold  
Brinsworth Lane, Brinsworth,  
Rotherham, S60

Asking Price: £170,000



LINCOLN RALPH



# Brinsworth Lane, Brinsworth, Rotherham, S60

## BRILLIANT LOCATION! PERFECT FOR THE COMMUTER! CONSERVATORY! BEAUTIFULLY APPOINTED REAR GARDEN! VIEWING IS ESSENTIAL!

An attractively presented three bedroom semi detached home that enjoys a brilliant position that provides great access to a range of local conveniences including schools, Meadowhall and the M1 motorway network. The accommodation briefly comprises an entrance hall, bay windowed lounge, dining kitchen and a conservatory. To the first floor is a landing, three bedrooms and a bathroom. Outside off road parking is provided by a driveway and to the rear is a well appointed, generous garden. Viewing is highly recommended! Call Lincoln Ralph today!

**Entrance Hall** Having a side facing UPVC double glazed window and entrance door. Stairs rise to the first floor landing and doors open to the lounge and kitchen.

**Lounge** 4.10 x 2.78. A pleasant room with an exposed brick chimney breast with a multi fuel burner set to a hearth and recess. Having coving to the ceiling, front facing UPVC double glaze bay window and a radiator.

**Dining Kitchen** 4.08 x 3.78. Fitted with a range of wall mounted and base level units with work surfaces incorporating a one and a half bowl stainless steel sink with mixer tap. There is space for a cooker, space for a fridge freezer along with plumbing for a dishwasher. Having tiling to splashback height and to the floor, downlights to the ceiling, wall mounted central heating boiler, under stairs storage cupboard along with side and rear facing UPVC double glazed windows and a radiator. A rear facing UPVC double glazed entrance door opens to the conservatory.

**Conservatory** 2.98 x 2.19. Side and rear facing UPVC double glazed windows and a radiator. There is a useful storage cupboard and a UPVC double glazed entrance door opens to the rear garden.

**Landing** Having loft access and doors open to the bedrooms and bathroom.

**Bedroom 1** 4.14 x 3.42. A well presented room with a front facing UPVC double glazed bay window, coving to the ceiling, exposed floor boards and a radiator.

**Bedroom 2** 2.88 x 2.28. Rear facing UPVC double glazed window and a radiator.

**Bedroom 3** 2.89 x 1.75. Rear facing UPVC double glazed window and a radiator.

**Bathroom** 1.73 x 1.62. Fitted with a white suite comprising a panelled bath with shower over, low flush WC and a wash hand basin. Having tiling to the walls, side facing UPVC double glazed window and a heated chrome towel rail.

**Outside** To the front is a pebbled garden with a block paved driveway providing off road parking. A gate gives access to the rear. At the rear is a generous well appointed garden that enjoys a block paved patio opening to a lawn with shrub and vegetable boxes along with a flagged seating area.

**Garage** Up and over door, power and lighting.



- Three bedroom semi detached
- Driveway
- Garage
- Conservatory
- Generous attractive rear garden
- Convenient location
- Well placed for Meadowhall and M1
- Viewing is recommended!

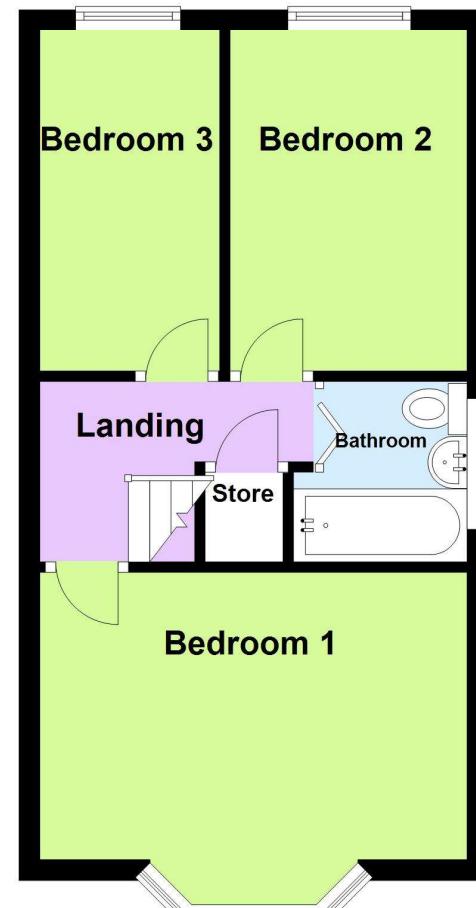
## Disclaimer

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



Total area: approx. 72.7 sq. metres (782.2 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.