

Freehold

Asking Price: £220,000

Black Hill Road, Brecks, Rotherham,  
South Yorkshire, S65



Tel: 01709 278978

Email: [info@lincolnralph.com](mailto:info@lincolnralph.com)

[www.lincolnralph.com](http://www.lincolnralph.com)

# Black Hill Road, Brecks, Rotherham, South Yorkshire, S65

## GENEROUS PLOT! SOUGHT AFTER LOCATION! BOASTING TWO RECEPTION ROOMS! DRIVEWAY & GARAGE!

This attractive three bedroom semidetached home is not to be missed! Placed upon this sought after development and being ideally located to access a range of local amenities the residence benefits from gas heating to radiators along with UPVC double glazing. The accommodation briefly comprises an entrance hallway, well presented lounge, dining room and a fitted kitchen. To the first floor is a landing, three bedrooms and a bathroom. Outside the home occupies a generous plot with gardens to the front and rear along with off road parking being provided by way of a driveway and garage. Viewing is essential! Call Lincoln Ralph today!

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

**Lounge** 4.21 x 4.09. A well presented room with a feature fire surround having a marble effect hearth an back incorporating a modern electric oven. There is a front facing UPVC double glazed bay window, wood effect laminate flooring, coving to the ceiling and a radiator. The room opens to the dining room.

**Dining Room** 3.52 x 3.09. (The first measurement increases to 3.99) Having coving to the ceiling, wood effect laminate flooring, radiator and a rear facing UPVC double glazed window.

**Kitchen** 3.72 x 2.97. 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, plumbing for a washing machine, space for a dryer and fridge freezer. Having tiling to splashback height, under stairs storage cupboard, rear facing UPVC double glazed window and a side facing double glazed entrance door.

**Landing** Having coving to the ceiling, loft access and a side facing UPVC double glazed window. Doors open to the bedrooms, bathroom and WC.

**Bedroom 1** 4.33 x 3.09. (The latter measurement is taken to the fitted wardrobe) Having a fitted wardrobe, front facing UPVC double glazed bay window, wood effect laminate flooring and a radiator.

**Bedroom 2** 4.16 x 3.09. (The latter measurement increases to 3.71) Rear facing UPVC double glazed bay window and a radiator.

**Bedroom 3** 2.70 x 2.43. Front facing UPVC double glazed window, wood effect laminate flooring and a radiator.

**Bathroom** 1.70 x 1.59. Fitted with a cream suite comprising a panelled bath, pedestal wash hand basin, coving to the ceiling, tiling to the walls and a cupboard.

**WC** Fitted with a low flush WC and having a side facing UPVC double glazed window.

**Outside** The property occupies a generous plot and enjoys a tiered lawned garden to the front. A flagged driveway leads down the side and in turn gives access to a garage. At the rear is great size lawned garden with a flagged seating area.

**Garage** Roller shutter door, power and lighting.

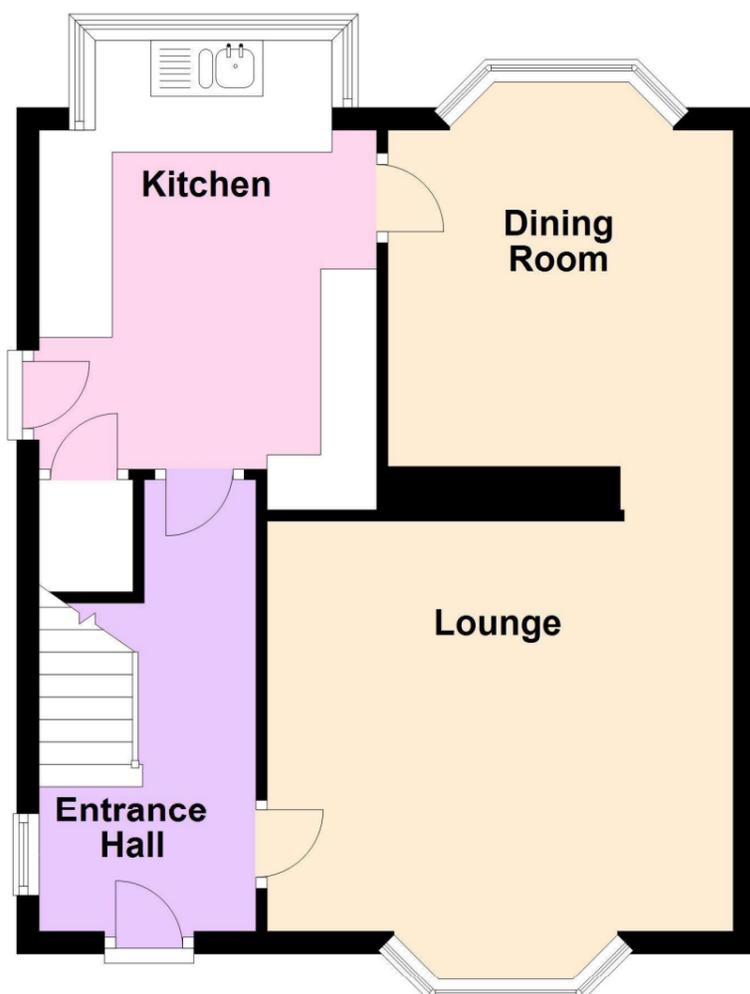


- Three bedroom semi detached
- Bosting two reception rooms
- Sought after location
- Well placed for local amenities
- Driveway and garage
- Generous size plot
- Viewing is essential!
- Call Lincoln Ralph today!

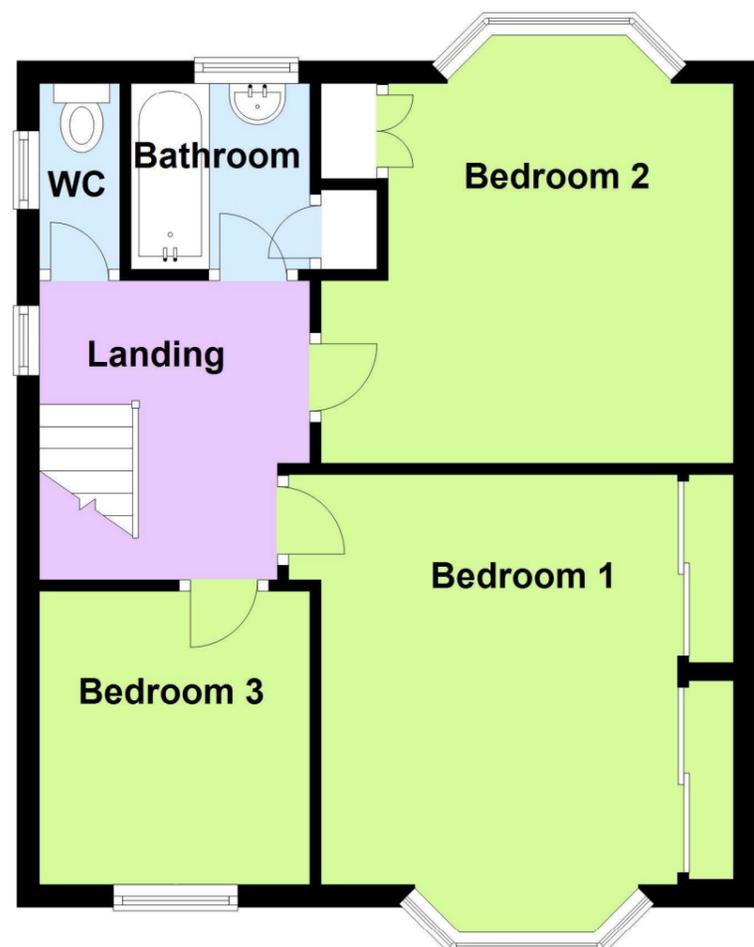
### Disclaimer

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. 91.8 sq. metres (987.7 sq. feet)

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