

Freehold

Asking Price: £195,000

Chiltern Rise, Brinsworth,  
Rotherham, S60



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# Chiltern Rise, Brinsworth, Rotherham, S60

**GUIDE PRICE £195,000 -£200,000**

**BRAND NEW HOME, SUPER SPECIFICATION, HELP TO BUY AVAILABLE, GREAT LOCATION.**

Attention first time buyers and young families!

A three bedroomed en suite semi detached home with great specification throughout. With rear garden of good extent with sunny westerly aspect and long tarmac drive to the front providing parking. Fully fitted kitchens and generous room sizes along with central heating and double glazing are just some of the many attributes of conveniently placed home. Within easy reach of Rotherham and Sheffield centres, the M1 motorway and Meadowhall. No upward chain!

**Entrance Hall** With composite front door and stairs rising to the first floor.

**Cloakroom/WC** 1.74 x 1.04. With wc, wash basin with vanity below, front window and extractor fan. Fully tiled floor and half to walls.

**Lounge** 4.76 x 3.70. (Maximum measurements)

With front window.

**Dining Kitchen** 4.76 x 3.70. With a range of grey gloss finish units with work surfaces and matching upstands. Fully tiled floor, rear window and double glazed French doors to the rear. One and a half bowl sink with mixer tap, concealed gas boiler, spotlights to ceiling and under stairs storage cupboard. Appliances comprise electric hob with splashback and extractor, electric oven, microwave, fridge freezer, dishwasher and washer/dryer.

**First Floor Landing** With access to the loft.

**Master Bedroom** 3.75 x 3.70. (Maximum measurements)

With front window.

**En Suite Shower Room** 1.90 x 1.33. With wc, wash basin and shower enclosure with monsoon shower and hand attachment. Front window, shaver point, extractor fan and towel rail/radiator. Ceiling spotlights, fully tiled floor and majority to walls.

**Bedroom 2** 2.96 x 2.67. With rear window.

**Bedroom 3** 2.95 x 2.00. With rear window.

**Bathroom** 2.00 x 1.72. With wc, wash basin and bath with monsoon head shower, separate hand attachment and screen. Side window, extractor fan, towel rail/radiator and spotlights to ceiling. Fully tiled floor and majority to walls.

**Outside** Rear fenced lawn gardens of good size with stone paved patio area, outside tap, security light and westerly aspect.

Front garden with long drive to the side with security light.

**Specification** Combination boiler. Anthracite Grey UPVC double glazing. Ground floor cloakroom will be half tiled, tiled floor, central heating radiator, extractor fan. Kitchen will be handle-less grey gloss units with laminate wood work surfaces and splash-backs, with glass splash-back to the hob. Appliances will include integrated fridge and freezer, automatic washing machine/dryer, dishwasher, four-ring ceramic hob with extractor hood over, single electric fan oven, UPVC double glazed French Doors to the rear, composite sink unit with mixer tap. Bathroom with WC, wash hand basin and bath, thermostatic shower LED downlights, half wall tiling and full tiling to the bath area, fully tiled floor, towel rail/central heating radiator.

En-suite will have WC, wash hand basin, shower cubicle with thermostatic shower, shaver point, LED downlights, sink, WC, half wall tiling and full tiling to the cubicle area also fully tiled floor, towel rail/central heating radiator and extractor fan. Security Alarm.

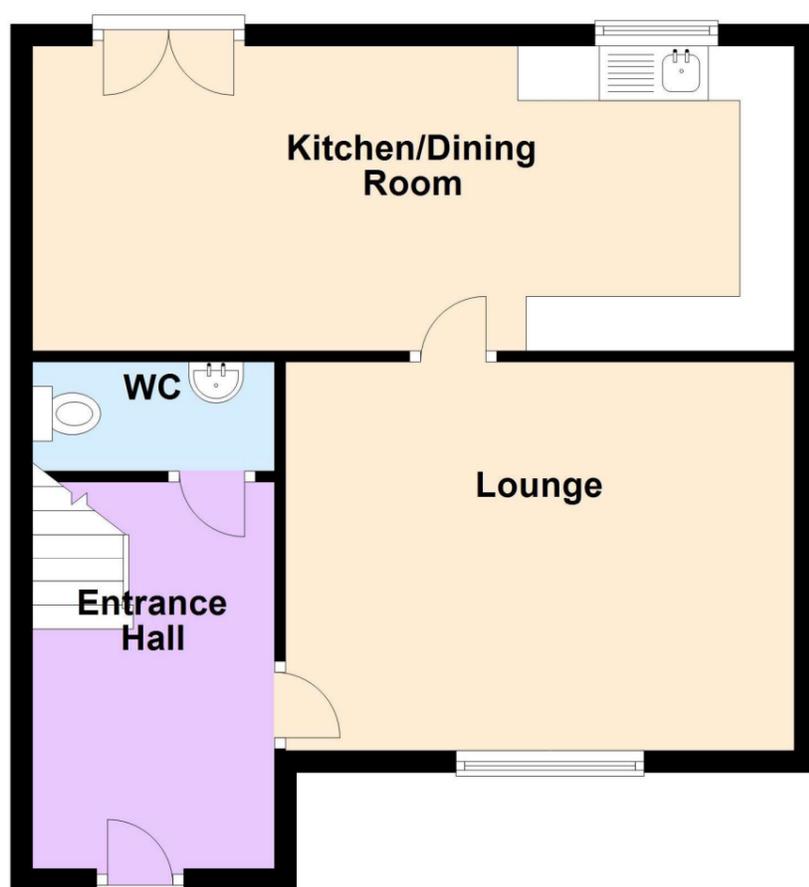


- Help to Buy
- Brand new home
- En suite to Master
- Three bedrooms
- Good size garden
- Long front drive
- Close to M1 Sheffield and Rotherham
- 900 plus square feet

#### 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**

