

Freehold

Asking Price: £225,000

Brecks Crescent, Rotherham, South
Yorkshire, S65



LINCOLN RALPH



Tel: 01709 278978

Email: info@lincolnralph.com

www.lincolnralph.com

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JUST ONE LOOK AND YOU'LL BE SOLD ON THIS STUNNING THREE BEDROOM SEMI DETACHED HOME. SOUGHT AFTER LOCATION! HIGH STANDARDS WITHIN AND MUCH, MUCH MORE!

A quite outstanding three bedroom semi detached property in a highly desirable location. The dwelling boasts luxury specifications within and enjoys a position close to a range of quality amenities along with transport links and the M1 motorway network. The accommodation briefly comprises an entrance hall, bay windowed lounge and a beautifully appointed dining kitchen. To the first floor is a landing, three bedrooms and an attractive bathroom with fitted suite. Outside, there is a lawned front garden with off road parking being provided by a block paved driveway. At the rear is a generous lawned garden with two superb log cabins offering a variety of uses along with a single garage. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

Entrance Hall Front facing composite entrance door and a designer radiator. Stairs rise to the first floor and a door opens to the lounge.

Lounge 4.27 x 4.24. (The first measurement increase to 4.87 into the bay window) A well presented room with a front facing UPVC double glazed bay window and a radiator. A door opens to the kitchen.

Kitchen Diner 5.30 x 3.01. A beautifully appointed kitchen that is fitted with a range of wall mounted and base level units work wood block work surfaces incorporating a Belfast sink with mixer tap. There is an integrated five ring gas hob with extractor hood over, two built in Neff electric ovens, integrated fridge and dishwasher along with a built in drinks cooler. Having tiling to splashback height, downlights to the ceiling, two side and one rear facing UPVC double glazed windows, designer radiator and a rear facing UPVC double glazed entrance door. An under stairs cupboard houses the central heating boiler.

Landing Having downlights to the ceiling and access to the loft. Doors open to the bedrooms and bathroom.

Bedroom 1 3.92 x 3.24. (The latter measurement is taken to the back of the fitted wardrobe) An attractive room with a range of fitted mirror fronted wardrobes, front facing UPVC double glazed window with fixed blinds and a radiator.

Bedroom 2 3.13 x 3.03. Having a picture rail, rear facing UPVC double glazed window and a radiator.

Bedroom 3 2.81 x 2.05. Having a picture rail, side facing UPVC double glazed window and a radiator.

Bathroom 2.04 x 2.04. Fitted with a white suite comprising a P shaped bath with shower screen and overhead drencher shower over, low flush WC and a modern vanity wash hand basin. Having complimentary tiling to the walls and floor, downlights to the ceiling, designer towel rail and a rear facing UPVC double glazed window.

Outside The front garden is well appointed and mainly laid to lawn with a variety of shrubs. Off road parking is provided by a block paved driveway with gated access to the rear garden. The rear is of a generous size and is laid to lawn with access to the single garage and the two log cabins.

Garage 5.40 x 3.01. Up and over door.

Cabin 1 3.54 x 2.12. Currently utilised as a bar with power and lighting.

Cabin 2 3.90 x 3.22. Perfect for housing a hot tub and having power, lighting and double glazed French doors open to a decked seating area.



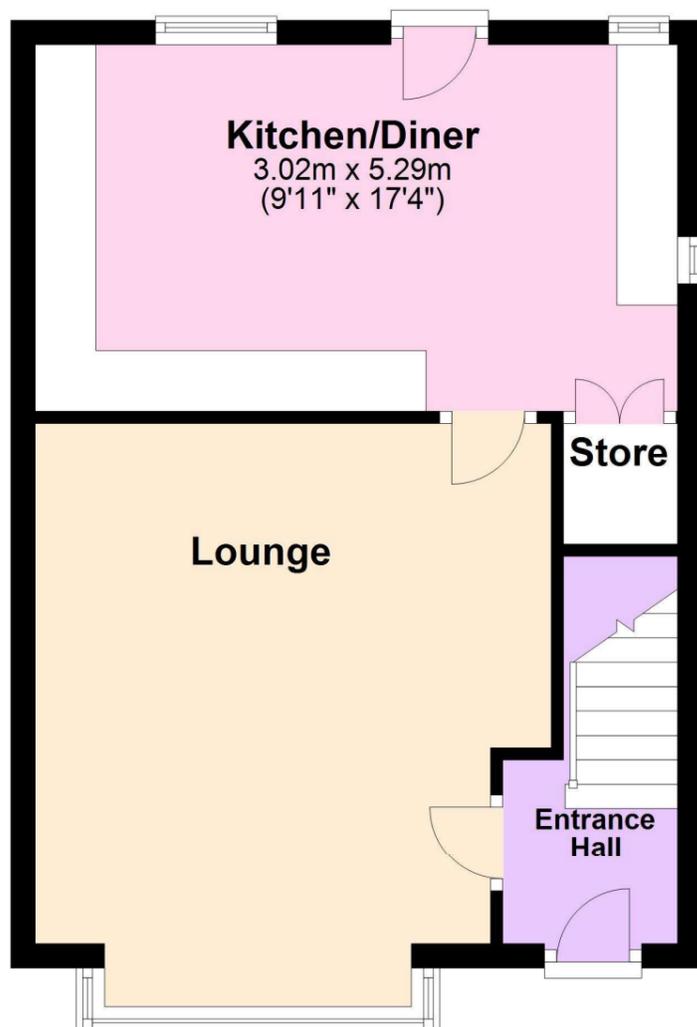
- Stunning three bedroom semi detached
- Desirable location
- High specifications within
- Generous rear garden
- Garage
- Two log cabins
- Well placed for amenities
- Driveway

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.

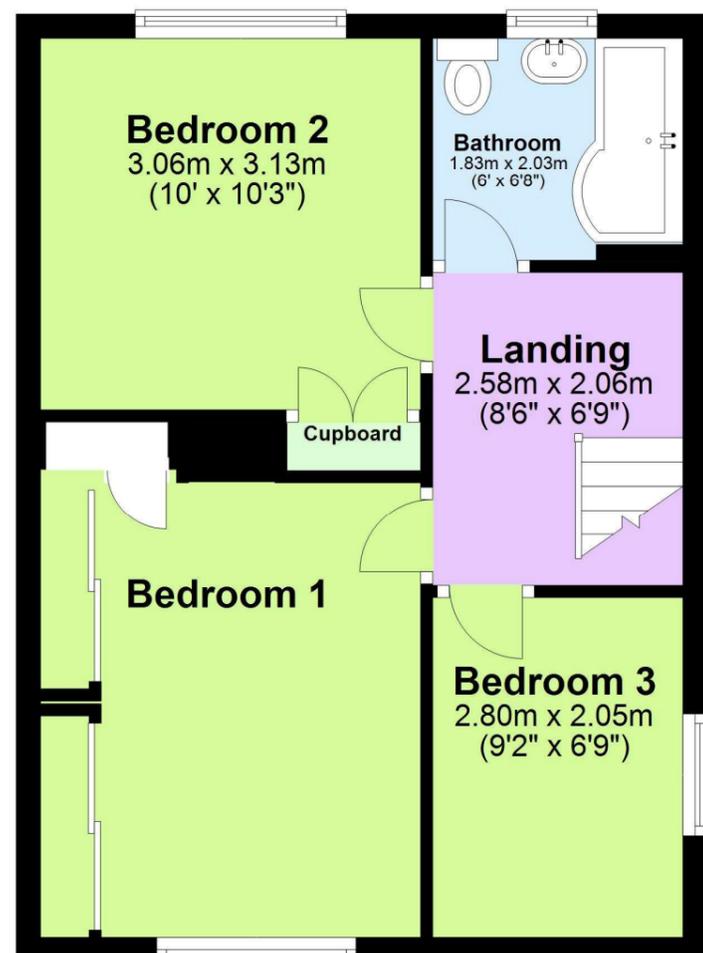
Ground Floor

Approx. 39.8 sq. metres (428.9 sq. feet)



First Floor

Approx. 39.1 sq. metres (421.0 sq. feet)



Total area: approx. 79.0 sq. metres (850.0 sq. feet)

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