



£180,000 Guide Price

Brinsworth Hall Drive, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- Modern Decor Throughout
- Spacious Bay Windowed Lounge
- Separate Dining Area
- Breakfast Kitchen Adopting the Extension
- Ample Off-Road Parking & Newly Erected Garage
- Highly Desirable Location
- DONT DELAYBOOK A VIEWING TODAY!

Property Description

GUIDE PRICE £180,000 to £185,000

A FABULOUS PROPERTY FOR YOUR FAMILY TO THRIVE...BEAUTIFULLY PRESENTED ON BRINSWORTH HALL DRIVE...!

Uflit are delighted to welcome to the market this fabulous EXTENDED three bedroom semi detached property, beautifully appointed throughout.

Main Particulars

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Uflit are delighted to welcome to the market this fabulous EXTENDED three bedroom semi detached property, beautifully appointed throughout. The property boasts a spacious modern Bay windowed lounge, large dining area leading to a modern kitchen tastefully adopting the rear extension. To the first floor three ample sized bedrooms and a family bathroom. The property tastefully blends into its surroundings with a large block paved driveway providing ample off-road parking leading to a newly erected garage. The enclosed landscaped rear garden with patio areas provides a fabulous outdoor entertaining area. Located in a quiet and highly desirable area of Brinsworth close to local amenities to include the vibrant shopping parade, excellent transport links and only a stone's throw away from schools. The property also benefits from a range of fitted blinds. Don't Delay CALL UFLIT TODAY 01709 912730.

Council Tax Band: B

Tenure: Freehold

Entrance hall

An attractive glazed composite door invites you into hall with carpeted flooring seamlessly flowing through to the dining area and lounge. Carpeted stairs leading to first floor accommodation, radiator and doors gives access to the dining area and lounge.

Lounge w: 4.2m x l: 3.4m (w: 13' 9" x l: 11' 2")

A spacious beautifully presented living area where your eyes are drawn to a feature wall. A front facing upvc bay window allows an abundance of light to flow through and a radiator adds warmth.

Dining room w: 4.2m x l: 3.8m (w: 13' 9" x l: 12' 6")

A modern diner with recess to the chimney breast creating a feature, a side facing upvc window and a radiator. A door gives access to an understairs storage cupboard, a continuation of the carpeted flooring and a door to the breakfast kitchen.

Breakfast kitchen

A modern kitchen tastefully adopting the rear extension featuring a range of wall and base units with complimentary worksurface areas, tiled back panels and a counter top sink with designer tap, Built-in double oven, gas hob, extractor fan and plumbing for further utilities. A rear facing upvc window along with a glazed composite barn door allows light whilst accessing the garden and a radiator adds warmth. Beautiful Karndean Flooring flows throughout and a quirky breakfast bar adopts a feature wall.

FIRST FLOOR:

Landing

A carpeted spindled landing with doors giving access to three bedrooms, family bathroom and an over stairs storage cupboard.

Master bedroom w: 4.2m x l: 3.2m (w: 13' 9" x l: 10' 6")

A beautifully appointed master bedroom with a range of fitted wardrobes, carpeted flooring, radiator and a front facing upvc bay window.

Bedroom 2 w: 2.3m x l: 2.9m (w: 7' 7" x l: 9' 6")

A further double bedroom with carpeted flooring, radiator and rear facing upvc window.

Bedroom 3 w: 1.8m x l: 2.9m (w: 5' 11" x l: 9' 6")

A further ample sized bedroom with carpeted flooring, radiator and a rear facing upvc window.

Family Bathroom w: 1.7m x l: 1.7m (w: 5' 7" x l: 5' 7")

A modern family bathroom comprising of panelled bath with over head shower, wash hand basin and low level wc. Fully tiled walls and complementary vinyl flooring, heated towel rail and a side facing upvc window.

Outside

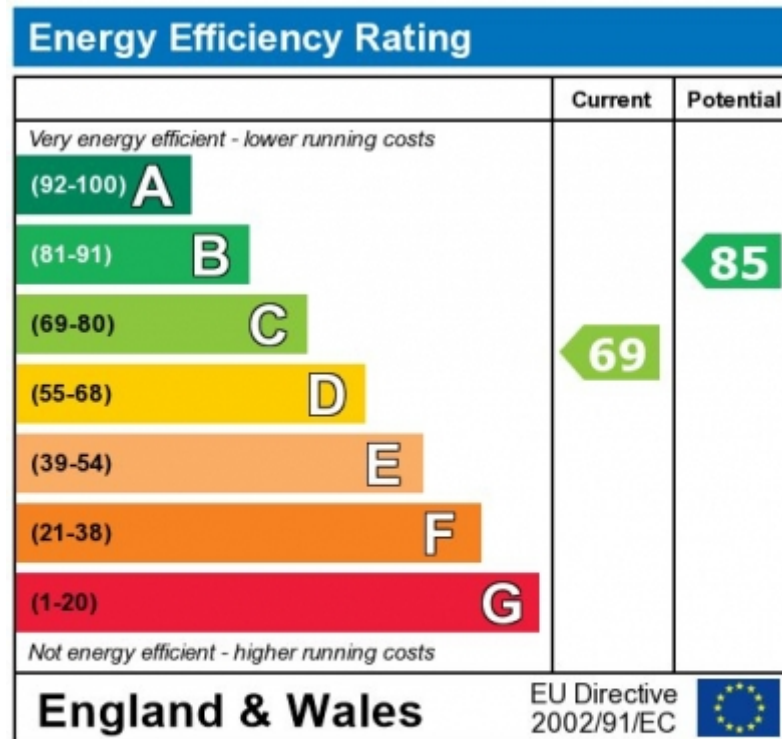
This property has curb appeal where a large block paved driveway provides ample off-road parking and a delicate wall protects a low maintenance decorative stone garden. The block paving seamlessly wraps around the property to form a patio to the rear which in turn leads to a detached garage. Beyond the patio lawned gardens with decorative slate borders and a further decked patio perfect for family entertaining. Two garden sheds provide storage.





This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright © 2024 11819355 Registered Office: , 29 Brinsworth Lane, Brinsworth, Rotherham, S60 5BS



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy

Telephone: 01709 912730



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