



£200,000 Guide Price

Brinsworth Hall Crescent, Brinsworth, Rotherham

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01709 912730



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Drink in style
and when you drink

all of
love

Step Inside

Key Features

- Fabulous Extended Three Bedroom Family Home
- First Time Buyer/ Growing Family Home
- Beautiful Bay Windowed Lounge
- Fantastic Open Plan Extended Kitchen Diner/ Snug
- Modern Family Bathroom
- An Attractive Driveway Provides Ample Off Road Parking
- Highly Sought-After Location
- Private Enclosed Landscaped Rear Garden
- VIEWING ESSENTIAL!

Property Description

GUIDE PRICE £200,000 to £210,000

A STUNNING PROPERTY, IT SIMPLY MUST BE SEEN...ON THE DESIRABLE BRINSWORTH HALL CRESCENT NUMBER 17...!

Uflit would like to welcome to the market this extended three bedroom semi detached property, beautifully presented throughout.

Main Particulars

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A STUNNING PROPERTY, IT SIMPLY MUST BE SEEN...ON THE DESIRABLE BRINSWORTH HALL CRESCENT NUMBER 17...!

Uflit would like to welcome to the market this extended three bedroom semi detached property, beautifully presented throughout. The property boasts a spacious bay windowed lounge and the heart and hub of this family home is a beautiful extended kitchen diner/snug. The first floor holds three ample sized bedrooms and a modern family bathroom. To the outside of the property is a magnificent patterned concrete driveway providing a wide area of off road parking. Side gated access to a beautiful enclosed landscaped rear garden where a large bespoke patio with decorative borders leads to a fabulous Astro turf garden, a further seating area beyond and garden shed. Located in a quiet and highly sought after location of Brinsworth, close to local amenities, excellent transport links and 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

Entering through a upvc glazed panelled composite door where laminate flooring seamlessly flows throughout the ground floor, carpeted stairs lead to first floor accommodation, radiator and doors giving access to the lounge and kitchen diner.

Lounge w: 4.1m x l: 3.4m (w: 13' 5" x l: 11' 2")

A modern lounge with a front facing bay window allowing an abundance of light to flow through, a continuation of the laminate flooring and a radiator adds warmth.

Kitchen w: 4.1m x l: 3.9m (w: 13' 5" x l: 12' 10")

This modern family kitchen features a range of wall and base units with complimentary work surface areas, a counter top composite sink and tiled back panels. Appliances to include a fabulous range master oven with a five burner gas hob, extractor fan, dishwasher and plumbing for further utilities, a side facing upvc window which adds light along with an opening to the dining area, a door to broaden under stairs storage with a further door to the extended dining area/ snug.

Dining Room/ Snug w: 3.9m x l: 2.6m (w: 12' 10" x l: 8' 6")

A further reception room with a vaulted Velux window and an abundance of mood lighting, radiator, spot lighting, a continuation of the laminate flooring and French doors opening onto the patio area.

Landing

A carpeted landing with spindled banister rail, loft hatch and doors giving access to three bedrooms and family bathroom.

Master bedroom w: 4.1m x l: 3.2m (w: 13' 5" x l: 10' 6")

A double bedroom with a large range of modern fitted sliding wardrobes, carpeted flooring, radiator and a front facing upvc bay window creating a light.

Bedroom 2 w: 2.4m x l: 2.9m (w: 7' 10" x l: 9' 6")

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

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

An ample sized bedroom with vinyl flooring, radiator and a rear facing upvc window.

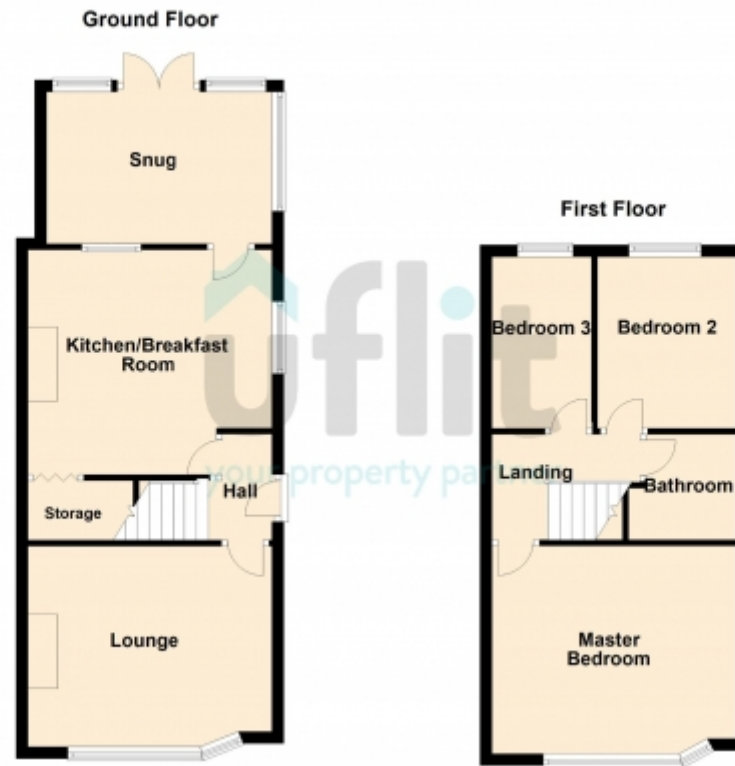
Family Bathroom w: 1.7m x l: 1.8m (w: 5' 7" x l: 5' 11")

A beautifully presented bathroom comprising of a panelled bath with overhead shower and screen, vanity unit housing the wash hand basin and a low level wc. Heated towel rail, beautiful tiled walls with complimentary flooring and a side facing upvc window.

Outside

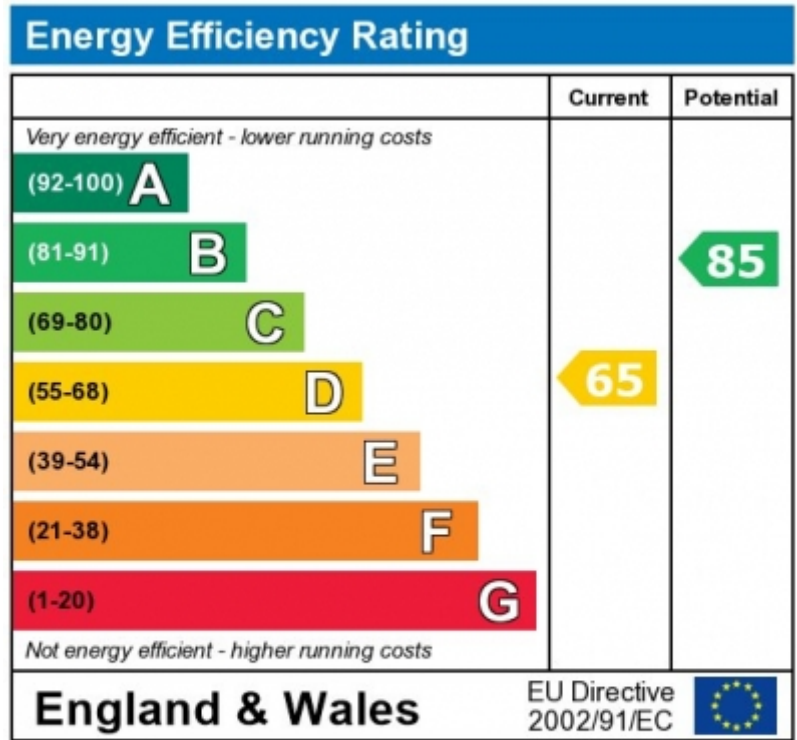
This house has curb appeal with an open aspect frontage with a patterned concrete driveway providing off road parking. Gated access leads to the rear enclosed garden where a beautiful enclosed landscaped garden awaits, a large bespoke paved patio with decorative stone borders leads to a Astro turf garden with a further seating area beyond and a garden shed.





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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