



## Sebastian View, Brinsworth



This well presented EXTENDED semi-detached home occupies a quiet cul-de-sac position with an elevated view over Rotherham. Being well placed for local amenities and transport links for Sheffield, the M1 and Rotherham Town.

In brief the property comprises; Entrance Porch, Open Plan Lounge Diner with Patio Doors \* Kitchen with Appliances Included \* Bedroom One with Fitted Wardrobes and Double Shower Enclosure \* Bedroom Two with Wardrobes Included \* Bedroom Three with Wardrobes Included \* Bathroom with Spa Bath \* Enclosed Rear Lawn Garden with Decked Patio and Water Feature leading to a small pond \* Front Lawn Garden \* Driveway for Two Vehicles.

**\*\* VIEWINGS ARE BY APPOINTMENT ONLY \*\***

**Offers in the region of: £210,000**

[www.bartons-net.co.uk](http://www.bartons-net.co.uk)





## ACCOMMODATION

- Extended, Well Presented Semi-Detached Home
- Open Plan Lounge Diner with Patio Doors
- Kitchen with Appliances Included
- Three Bedrooms all with Wardrobes Included
- Bathroom with Spa Bath, Shower Enclosure within Bedroom One
- Privately Enclosed Lawn Garden with Decked Patio & Water Feature
- Quiet Cul-de-sac Position / Driveway & Front Lawn Garden
- VIEWINGS ARE BY APPOINTMENT ONLY



GROUND FLOOR  
496 sq.ft. (46.0 sq.m.) approx.

1ST FLOOR  
318 sq.ft. (29.6 sq.m.) approx.



TOTAL FLOOR AREA: 814 sq.ft. (75.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be given as to their operation or efficiency under any system.  
Made with Metreplan 12.00.01

**bartons**   
FOR YOUR NEXT MOVE...

51-53 Moorgate Street, Rotherham, South Yorkshire, S60 2EY  
T: 01709 515740 E: [info@bartons-net.co.uk](mailto:info@bartons-net.co.uk)

**Important Notice** These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. These particulars should be independently verified by prospective buyers or tenants. Neither Barton Real Estates Ltd nor any of its employees or agents has any authority to make or give any representation or warranty whatsoever in relation to this property. Any areas of measurement or distances are approximate. Please note that we have not tested the services or any of the equipment in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. Printed by Face Newfield 01470 713330