



Black Hill Road BRECKS Rotherham S65 3DU

£250,000



- **Attractive Three Bedroom Bay Windowed Semi-Detached**
- **Well Maintained Throughout**
- **Spacious Throughout with ample sized bedrooms, all with built-in Storage**
- **EPC to Follow**
- **Highly Regarded Location with Excellent Local Amenities**
- **Two Reception Rooms, Fitted Kitchen**
- **Well Kept Gardens, Lengthy Driveway and a DETACHED GARAGE**

Situated in the ever-popular Brecks area of Rotherham, this beautifully maintained three-bedroom semi-detached property on Black Hill Road offers spacious family living in a highly desirable residential location. Perfect for growing families, first-time buyers, or those looking to upsize, this home combines comfort, convenience, and excellent connectivity.

Property Overview

This attractive semi-detached home has been lovingly cared for and is presented in excellent condition throughout. Offering well-proportioned rooms, a practical layout, and a welcoming atmosphere, it is ready for immediate occupation.

The ground floor has a welcoming reception hallway, a bright and spacious bay windowed lounge with feature fireplace and connecting door to a second Dining Room Reception at the rear. The fitted kitchen has ample storage and workspace, a side aspect door to the driveway, further under stairs storage and a large walk-in bay window enjoying views into the garden and beyond.

The first floor has three spacious bedrooms, all with built-in storage, and there is a family bathroom suite in white with an over bath shower.

Externally it occupies a generous plot with front and rear gardens. A driveway to the front extends to the side of the house behind secure gates leading to the DETACHED GARAGE. The rear has a lengthy garden with patio seating areas and a lower area which is laid to lawn with mixed borders.

Brecks, Rotherham Brecks is one of Rotherham's most sought-after residential areas, known for its family-friendly environment and convenient amenities. Close to highly regarded local schools, nearby shops, supermarkets, and everyday essentials. Excellent public transport links with easy access to major road networks including the M1 and M18 and a short drive to Sheffield city centre and Meadowhall Shopping. Residents also benefit from nearby green spaces and leisure facilities, making it a perfect balance of suburban comfort and urban convenience.

Properties in this highly desirable area rarely stay on the market for long. Early viewing is highly recommended to fully appreciate the space, condition, and location this wonderful home has to offer.





GROUND FLOOR
430 sq.ft. (39.9 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.



TOTAL FLOOR AREA: 850 sq.ft. (79.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, windows, doors and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, fixtures and appliances shown have not been inspected and no guarantee as to their quality or efficiency can be given.
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How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.

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GENERAL: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. **SERVICES:** Please note that we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. **TENURE & PLANNING PERMISSION:** We have not verified the tenure or any planning permission and you and your professional adviser must satisfy yourselves of the tenure and check any planning permissions or building regulations. Any comments about planning and development are for general guide only and your professional adviser must advise you. We cannot give any warranty about development potential. **PHOTOGRAPHY:** In order to obtain the most accurate representation of the property we can use cameras with zoom and telephoto features, this may result in wide-angle shots in some instances. Additionally, the exterior photograph(s) may have been taken from a vantage point other than the front street level. **UNOCCUPIED PROPERTIES:** If the property is unoccupied and the services to it no longer connected we will not have been able to check their condition. Accordingly, we strongly advise prospective buyers to commission their own survey before offering. **VIEWING:** Through the Agents who will be pleased to arrange a mutually convenient time to view the property on 01709 515740.

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