



The Brow, Brecks Rotherham S65 3HP

Guide Price £350,000 to £375,000



- **EXTENDED & Beautifully Presented Semi-Detached Home**
- **Three Reception Rooms / Breakfast Kitchen**
- **Driveway & Garage / Low Maintenance Front**
- **No Onward Chain**
- **Five Bedrooms, Two Bathrooms & WC**
- **Rear Large Sun Deck & Lawn Garden**
- **A Moments Walk to Listerdale School & Shops**
- **Leasehold / Council Tax Band D**

Guide Price: £350,000 to £375,000. This **EXTENDED** Semi-Detached Home is beautifully presented throughout, offering spacious and versatile accommodation for the growing family. Being ideally situated with an elevated view, and just a moments walk to Listerdale School, shops and popular pubs, being within the catchment area for the highly regarded Wickersley school and sports college, and also within easy reach of the Tanyard shopping precinct and the M1/M18 motorway links.

In brief the property comprises; Entrance Hall * Open Plan Lounge / Sitting Room * Kitchen * WC & Utility * Dining Room * Five Ample Bedrooms * Family Bathroom * En-suite Bathroom * Large Sun Deck - Lawn Garden * Off Street Parking * Garage.

Entrance Hall

Entry through a UPVC door into the hall which has tiled flooring. Stairs rise up to the first floor, with a under stairs storage cupboard and door giving access to;

Lounge 13' 7" x 14' 0" (4.14m x 4.26m)

Front bay window aspect with solid oak flooring, open plan to;

Sitting Room 13' 1" x 11' 2" (3.98m x 3.40m)

Having continued solid oak flooring and french doors opening out to the rear garden sun deck.

Kitchen/Breakfast Room 10' 0" x 18' 10" (3.05m x 5.74m)

Appointed with a range of base, wall and drawer units with a wood work surface above which incorporates a bowl sink and drainer with mixer tap. There is a breakfast bar area, space for freestanding appliances and with tiled flooring which continues through to the hall.

Utility Area & WC

Space for freestanding washing machine and a dryer with storage cupboards above. Door to a WC with a hand wash basin and an external door giving rear garden access. Door to;

Dining Room 18' 0" x 8' 10" (5.48m x 2.69m)

Dining area with rear garden view and french patio doors opening out to the sun deck.

First Floor Landing

Spacious hall space with doors giving access to;

Bedroom One 16' 10" x 8' 10" (5.13m x 2.69m)

Master bedroom having carpet flooring and door to;

En-suite 6' 8" x 8' 10" (2.03m x 2.69m)

Having a large jacuzzi bath and a vanity storage unit appointed with a WC and wash basin. Part tiled.

Bedroom Two 13' 7" x 11' 2" (4.14m x 3.40m)

Front facing bay window double bedroom with carpet flooring.



Bedroom Three 13' 2" x 11' 2" (4.01m x 3.40m)

Rear facing double bedroom with views, there are fitted wardrobes and carpet flooring.

Bedroom Four 14' 3" x 8' 10" (4.34m x 2.69m)

Front facing double bedroom with carpet flooring.

Bedroom Five 7' 6" x 9' 0" (2.28m x 2.74m)

Front facing good sized single bedroom or study, with laminate flooring.

Family Bathroom 6' 9" x 8' 1" (2.06m x 2.46m)

A modern fully tiled shower room with WC, wash basin upon a vanity unit and a storage unit. Walk in wet room style shower area and a wall mounted towel radiator.

Exterior & Gardens

To the front of the property is a low maintenance landscaped area and a driveway which leads to the garage.

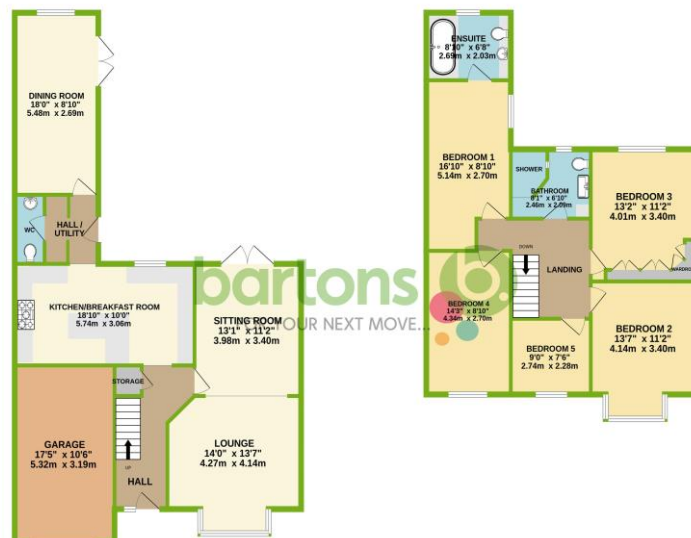
The garage has an up and over pull door, lighting, and electric points.

At the rear is a large sun deck area with ample space for outdoor furniture. Steps down to a pebbled area which includes a shed and a lawn garden which includes two apple tree's.



GROUND FLOOR
994 sq ft. (92.3 sq.m.) approx.

1ST FLOOR
822 sq ft. (76.4 sq.m.) approx.



TOTAL FLOOR AREA: 1816 sq ft. (168.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. This plan is for information only and should be used as a guide only. Prospective purchasers should verify all measurements and details with the seller. No guarantee is given as to their quantity or efficiency can be given.
Made with floorplan 1000



FREE Property Valuation & Appraisal We offer a FREE of charge property valuation service. Call us now to book your appointment and to find out why we are the agent of choice when selling your home. Our fees are flexible and the service is second to none. Please feel free to visit our website at: www.bartons-net.co.uk

Energy Performance Certificate (EPC) If you are selling a property you will need an Energy Performance Certificate. It contains information on your home's energy use and carbon dioxide emissions. It also contains a recommendation report with suggestions to reduce energy use and carbon dioxide emissions. EPCs carry ratings that compare the current energy efficiency and carbon dioxide emissions with potential figures that the property could achieve. Potential figures are calculated by estimating what they might be if certain energy saving matters were to be put in place. The rating measures the energy and carbon dioxide emission efficiency of a property, using a grade from 'A' down to 'G'. An 'A' rating is the most efficient, whilst 'G' is the least efficient.

Mortgage Services - Make it a great move with a GR8 Mortgage.



Finding the right mortgage needn't be stressful. Bartons have in-house, totally impartial, mortgage advisers who are available to help you find a mortgage that's just right for you. Appointments for general advice are free of charge and available in and out of office hours - call on 01709 515740.

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.



These particulars are issued in good faith but do not constitute representations of fact or form part of any contract. The 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 whatever in relation to this property.

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.