



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.

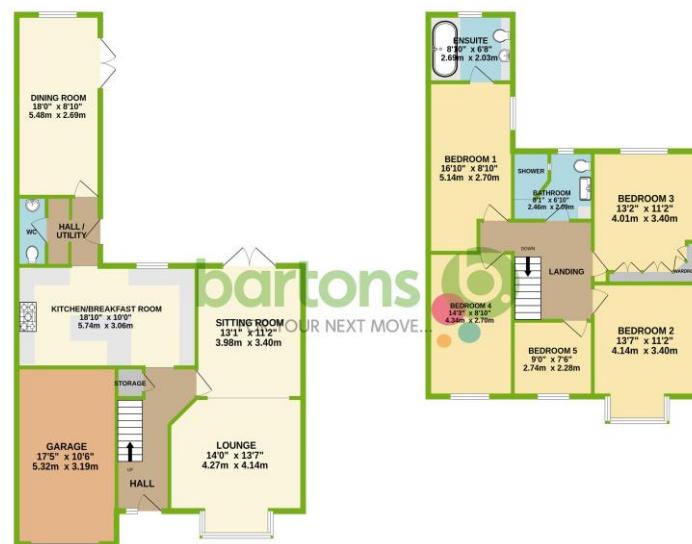
The garage has an up and over pull door, lighting, and electric points.

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: 1,816 sq ft. (168.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. The floorplan is not to be relied upon for planning purposes. Made with Homeplans 2020.



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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.

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