

Freehold

Asking Price: £220,000

Brookside, Rotherham, South  
Yorkshire, S65



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# Brookside, Rotherham, South Yorkshire, S65

## FIRST TIME BUYERS AND FAMILIES TAKE NOTE! THREE BEDROOM SEMI IN A GREAT LOCATION, WOODLAND ASPECT TO THE FRONT, LONG WEST FACING REAR GARDEN, HUGE POTENTIAL TO REMODEL, LONG DRIVE AND GARAGE, NO ONWARD CHAIN!

Within this ever popular location a three bedroom semi detached home which offers significant scope to remodel. With gas central heating and double glazing, lovely woodland aspect to the front and long westerly facing rear gardens the house is in need of significant refurbishment allowing the buyer to create a home to their own specification. Entrance hall, cloakroom/wc, lounge, dining room, kitchen and rear porch to the ground floor with three first floor bedrooms, bathroom and separate wc. Long drive and detached garage and within easy reach of local shopping amenities, woodland walks and the M1 motorway making this an ideally placed home which should be of interest to both first timers and families.

**Entrance Hall** With double glazed front entrance door, side window and stairs rising to the first floor.

**Cloakroom/WC** With wc and wash basin in white. Extractor fan.

**Lounge** 5.02 x 3.91. With front bay window and tiled fireplace and open flame gas fire.

**Dining Room** 3.33 x 2.79. With patio doors to the rear.

**Kitchen** 4.34 x 2.69. With original units, stainless steel sink with mixer tap, gas cooker point, plumbing for washer and tiled walls. Rear window, rear door (to porch), wall mounted gas boiler and pantry with side window.

**Rear Porch** With double glazed rear entrance door.

**First Floor Landing** With loft access and former cylinder cupboard.

**Bedroom One** 4.34 x 3.91. (Maximum measurements to bay)

With front bay window, shelved store cupboard and built in wardrobes.

**Bedroom Two** 3.58 x 3.33. (Measurements excluding door recess)

With rear window.

**Bedroom Three** 2.70 x 2.16. (Maximum measurements)

With front window and overstairs storage.

**Bathroom** 1.82 x 1.66. With wash basin with vanity beneath and bath with shower. Towel rail/radiator, tiled walls and rear window.

**Separate WC** With wc, tiled walls and side window.

**Outside** To the rear of the house are extensive lawned gardens with paved patio area and sunny westerly aspect. To the front is a boundary wall screening lawned gardens with adjacent long driveway providing ample off road parking and access to the garage.

**Garage** 5.31 x 3.08. With timber entrance doors, light, power and cold water tap.



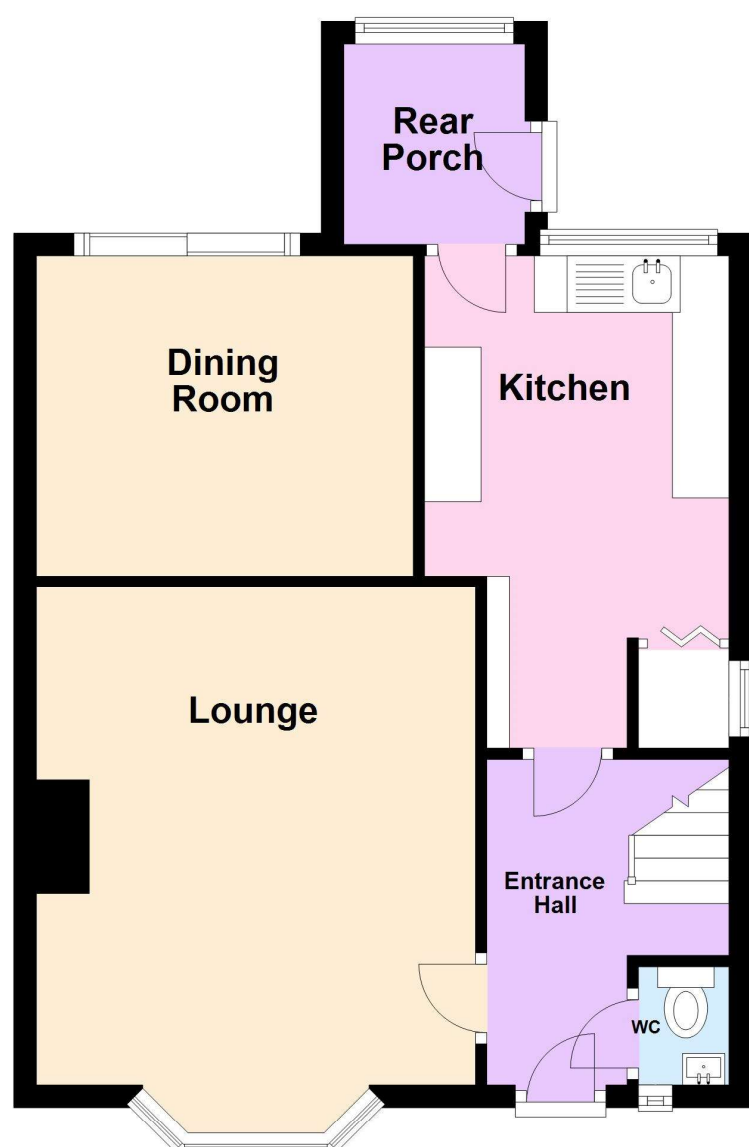
- Great location opposite woodland
- Lovely westerly aspect to the rear
- Plenty of scope to refurbish/remodel
- Three bedrooms and two reception rooms
- Gardens front and rear
- Long drive and garage
- No onward chain

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

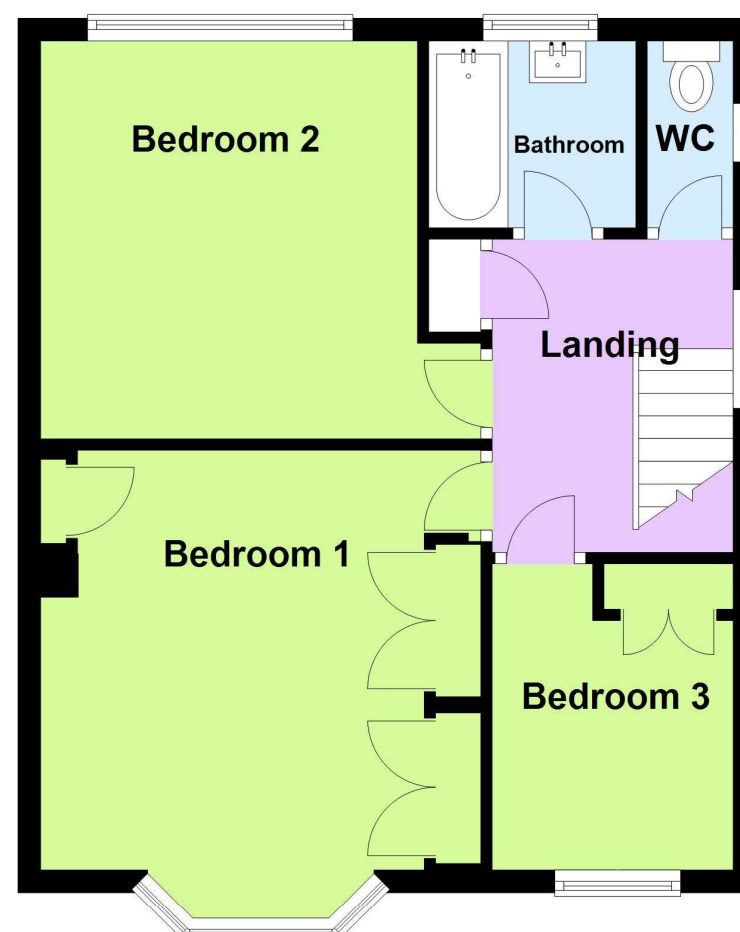
## Ground Floor

Approx. 48.1 sq. metres (517.9 sq. feet)



## First Floor

Approx. 45.1 sq. metres (485.6 sq. feet)



Total area: approx. 93.2 sq. metres (1003.6 sq. feet)

This plan is used for illustration purposes only  
Plan produced using PlanUp.