



14 Sunnybank Crescent, Brinsworth, Rotherham, South Yorkshire, S60 5JJ

**Guide Price £195,000**

GUIDE PRICE £195,000 TO £205,000

Offered to the market with no onward chain is this extended four bedroom semi detached property in Brinsworth which sits on a generous corner plot which would make the perfect home for a family.

Accommodation is set over two floors and briefly comprises; entrance hall, lounge/diner, kitchen, utility room, first floor landing, four bedrooms, bathroom and shower room. Externally is a gated driveway and gardens to the front and rear.

The location is a popular choice with family buyers as there are several well regarded school, local amenities and access to public transport links and the main road networks which include the M1 motorway close by.

## Hallway

Glazed composite entrance door to the front, laminate flooring, radiator, coving, ceiling light, stairs to the first floor and a glazed timber door to access the lounge/diner.

**Lounge/Diner 13'5" max x 20'11" max (4.1m max x 6.4m max)**



Spacious dual aspect room with a double glazed bay window to the front and a double glazed window to the rear, laminate flooring, two radiators, feature stone fireplace fitted with an electric shower and media stand, coving, ceiling lights and a glazed timber door which leads through to the kitchen.

**Kitchen 15'8" max x 12'9" max (4.8m max x 3.9m max)**



Large L shape fitted kitchen which has a range of wall and base units, worktops, wall tiles, stainless steel sink and drainer with a mixer tap, gas cooker, plumbing for a dishwasher, integrated freezer, tiled floor, ceiling light, double glazed windows to the rear as well as a double glazed composite entrance door to access the rear garden, two useful storage cupboards, ceiling light and a door to access the utility room.

**Utility Room 8'2" x 7'10" (2.5m x 2.4m)**



Double glazed window to the front, tiled floor, plumbing for a washing machine, radiator and a ceiling light.

## Landing



Carpet to the stairs and landing, double glazed window to the side, radiator, coving, ceiling light and doors to access the bedrooms, bathroom and shower room.

**Bedroom One 10'2" x 9'10" (3.1m x 3.0m)**



Double glazed window to the front, carpet flooring, radiator and a ceiling light

**Bedroom Two 10'2" into wardrobes x 10'9" (3.1m into wardrobes x 3.3m)**



Double glazed window to the rear, carpet flooring, radiator, ceiling light, useful storage cupboard and fitted wardrobes with sliding mirror doors.

### Bedroom Three 8'2" x 11'9" (2.5m x 3.6m)



Double glazed window to the front, carpet flooring, radiator and a ceiling light

### Bedroom Four 6'2" x 5'10" (1.9m x 1.8m)



Double glazed window to the front, carpet flooring, radiator and a ceiling light

### Bathroom



Corner bath, wash basin, tiled floor and fully tiled walls, radiator, double glazed privacy window, ceiling light and an extractor fan.

### Shower Room



Shower cubical with a folding glass door and a mains fed mixer shower, vanity wash basin, low flush w.c, tiled floor and fully tiled walls, radiator, double glazed privacy window, shaver socket and a ceiling light.

### Outside



To the front is an entrance gate with a printed concrete path leading to the front entrance door and continuing down the side of the property to the rear, stone chipped wall fronted garden with a range of well established plants and shrubs.

Raised stone chipped side garden with a boundary wall and railings which is ideal for potted plants.

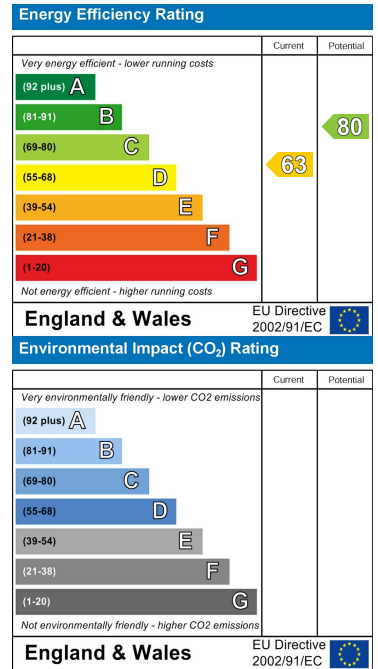
To the rear is a printed concrete and gated driveway with parking for at least two cars, lawn with a mature hedge and a range of mature plants and shrubs.

# Floor Plan

## Area Map



## Energy Efficiency Graph



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