



Ellis Street, Brinsworth, Rotherham, S60

NO CHAIN!! A fantastic opportunity to purchase this deceptively spacious and stylish decor throughout three double bedroom mid terrace property. Having open plan lounge/kitchen/diner, modern bathroom and maintenance free garden. With good roads links to the M1 Motorway, Rotherham and Sheffield. Ideal for a first time buyers or investor!

Asking Price Of £110,000

- CHAIN FREE!
- THREE DOUBLE BEDROOMS
- MID TERRACE
- MODERN AND SPACIOUS THROUGHOUT
- OFF ROAD PARKING



Property Description

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PORCH

Enter through UPVC door into useful porch with laminate flooring, neutral decor and ceiling light. Door to open plan lounge/kitchen/diner.

LOUNGE

14' 0" x 10' 2" (4.29m x 3.10m)

A bright and airy lounge with laminate flooring, feature wallpapered wall and feature hole in wall. Ceiling light, radiator, meter cupboard and window to the front. Open to kitchen/diner.

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KITCHEN/DINER

17' 3" x 12' 5" (5.27m x 3.79m)

A good sized open living area with ample wall and base units, contrasting worktops and tiled splash backs. One and a half stainless steel sink with drainer and mixer tap. Oven, hob and extractor fan. Under counter space for washing machine. Feature fireplace and laminate flooring. Spot lighting, stylish vertical radiator and two windows to the rear. Door to rear lobby.

REAR LOBBY

A useful good sized space currently housing a full height fridge/freezer. Neutral decor and laminate flooring. Ceiling light, radiator and window. UPVC door to garden and door to bathroom.



BATHROOM

5' 10" x 7' 4" (1.80m x 2.26m)

Comprising of bath with over head hand held shower, pedestal sink and close coupled WC. Spot lighting, chrome ladder style radiator and two obscure glass windows. Part tiled walls and tiled flooring.

STAIRS/LANDING

A carpet stair rise to first floor landing with spot lighting and loft access to fully boarded loft. Doors to three bedrooms.

BEDROOM 1

11' 11" x 9' 6" (3.64m x 2.90m)

A good sized double bedroom with feature wallpapered wall, laminate flooring and built in wardrobe. Ceiling light, radiator and window to the front. Over stairs storage cupboard housing boiler.



BEDROOM 2

8' 11" x 12' 9" (2.74m x 3.90m)

A second double bedroom with two feature wallpapered walls, laminate flooring and built in storage cupboard. Ceiling light, radiator and window to the rear.

BEDROOM 3

9' 2" x 7' 10" (2.80m x 2.40m)

A third double bedroom which is currently used as a dressing room with painted walls and laminate flooring. Ceiling light, radiator and window to the rear.



OUTSIDE

To the front of the property is a block paved driveway for one car. To the rear of the property is a maintenance free patio and pebbled area which could be used as a second driveway. Double secure gates give access and fencing.

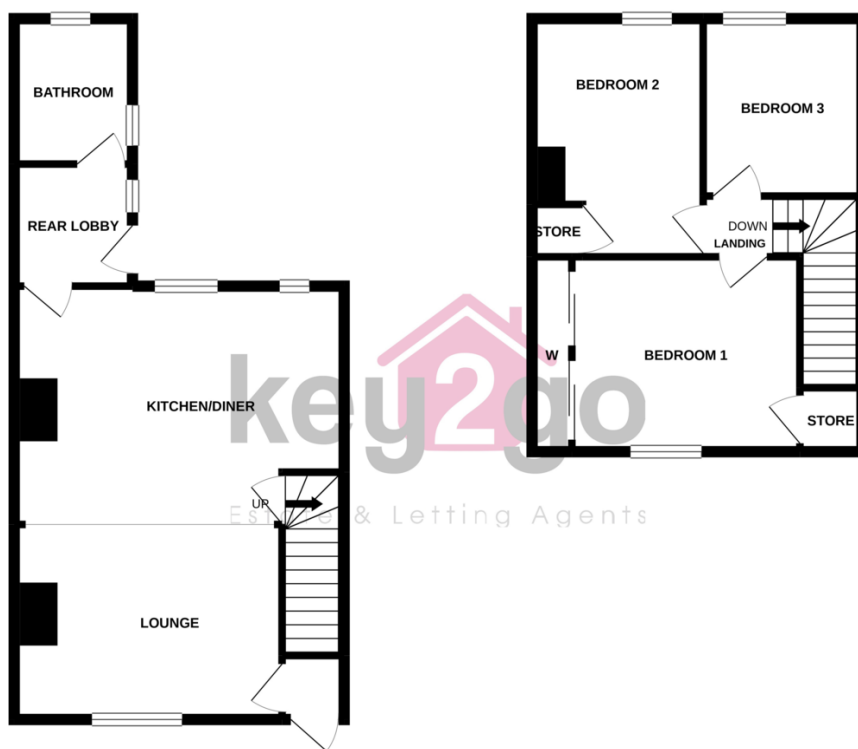
PROPERTY DETAILS

- FREEHOLD
- FULLY UPVC DOUBLE GLAZED
- GAS CENTRAL HEATING
- COMBI BOILER

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GROUND FLOOR
463 sq.ft. (43.0 sq.m.) approx.

1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.



TOTAL FLOOR AREA : 848 sq.ft. (78.8 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 mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

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EPC TO BE CONFIRMED

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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