

FOR SALE



Leedham Road, Brecks
Guide Price £270,000


MARTIN & CO



Leedham Road, Brecks

3 Bedrooms, 1 Bathroom

Guide Price £270,000

- Extended semi detached
- Utility room
- Three double bedrooms
- Dining room
- Sought after location

GUIDE PRICE £270,000 - £280,000. Looking for a beautiful family home in a sought-after location? Look no further!

This extended semi-detached property boasts three spacious double bedrooms, each complete with fitted furniture to maximise space and style. The property's entrance porch and hall provide a warm welcome for guests, while the lounge and separate dining room offer plenty of space for relaxation and entertaining.

The dining room also features patio doors that lead out to a stunning rear garden, complete with a patio area perfect for al fresco dining, a lush lawn, and mature trees and borders that provide both privacy and beauty. Whether you're entertaining guests, enjoying family time, or simply relaxing in your own company, this beautiful garden is the perfect backdrop.

The fitted breakfast kitchen and utility room are sure to impress any home chef, offering plenty of space for cooking and storage. And with a family bathroom also included, this property truly has everything your family needs to feel comfortable and relaxed.

The drive and garage provide space for off-street



parking, making it easy for you to come and go as you please. And with easy access to the M1 motorway you'll be able to explore the wider area with ease. The property is also well-connected by public transport, with a number of bus routes and train stations within easy reach.

But it's not just the transport links that make this property so appealing. The local area is also packed with amenities, including supermarkets, schools, and healthcare facilities. The nearby Parkgate Shopping Centre is home to a range of high-street stores, while Rotherham town centre offers a wide range of shops, restaurants, and entertainment options.

With its stunning location, spacious living areas, and convenient local amenities, this is the perfect family home. So why wait? Contact us today to arrange a viewing and see for yourself what this beautiful property has to offer!

ENTRANCE PORCH Having front facing window, entrance door and door to the entrance hall.

ENTRANCE HALL Having a staircase rising to the first floor landing and laminate flooring.

LOUNGE A generous sized lounge, originally the lounge / dining room before the property was extended. Having front facing bay window, contemporary style wall mounted living flame gas fire and double doors to the separate dining room.

DINING ROOM With patio doors opening onto the patio and rear garden and door to the kitchen.

BREAKFAST KITCHEN Having an extensive range of fitted wall and base units in shaker style, wall units include extractor hood and underlighting. Base units are set beneath contracting worktops which include a breakfast bar, hob, separate oven, plumbing for dishwasher, tiled floor, splash backs, downlights to the



ceiling, rear facing window overlooking the garden and arch to the utility room.

UTILITY ROOM Having a range of fitted wall and base units in shaker style. There is plumbing for a washing machine, tiled floor, splash back, downlights to the ceiling, rear facing window and entrance door.

LANDING With access to bedrooms and family bathroom.

BEDROOM ONE With dual aspect windows to front and rear, laminate flooring, fitted wardrobes, draws, dressing table and laminate flooring.

BEDROOM TWO With front facing bay window, built in cupboard and fitted wardrobes.

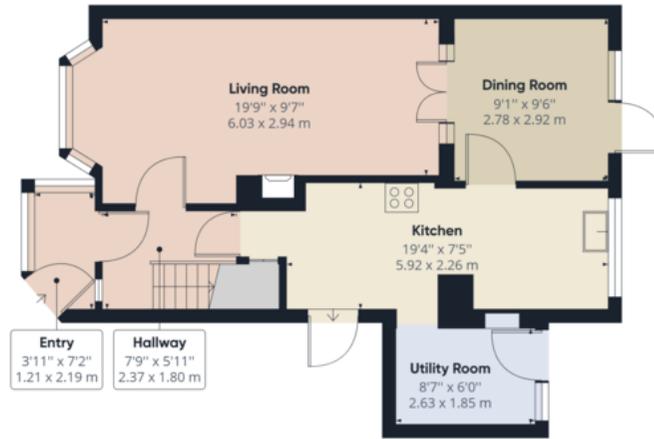
BEDROOM THREE Currently style as a home office with built in shelving, desk with draws, fitted wardrobes, laminate flooring and rear facing window.

BATHROOM Having a modern white three piece which comprises of a vanity wash hand basin, w.c, bath with shower set over, tiling to floor, walls, downlights to the ceiling and rear facing window.

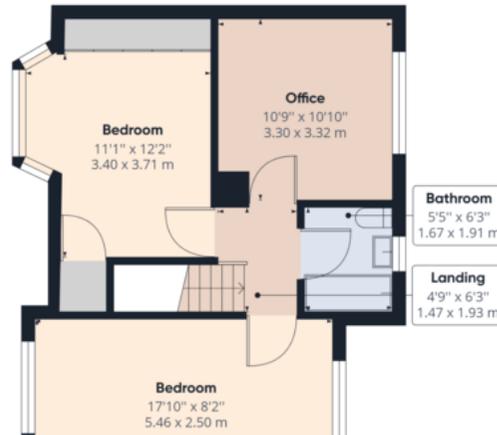
OUTSIDE To the front is a block paved drive providing off road parking, integral garage with courtesy door to the garden. To the rear is a larger than average garden which is mainly laid to lawn with mature borders having shrubs, bushes, trees, patio areas and decorative pond.







Ground Floor



Approximate total area⁽¹⁾
 1101.56 ft²
 102.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to

Martin & Co Rotherham

5 Worry Goose Lane • Whiston • Rotherham • S60 4AA
 T: 01709 544982 • E: rotherham@martinco.com

01709 544982

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

