

# Crucible

Homes



Brookside  
Rotherham, S65 3DJ

Offers over  
£255,000



## Overview

Three bedrooms

FREEHOLD

Council Tax Band C

A remarkable family home

Situated on one of the largest plots on Brookside

Very well maintained throughout

Fully enclosed rear garden

Detached garage with a driveway

Full working alarm system

NO CHAIN



## Description

**\*\* A TRULY FABULOUS FAMILY HOME \*\*** Crucible Homes are DELIGHTED to welcome to the market this PERFECT property, which has been a happy home for the current vendors for over 60 years.

Situated in an extremely sought after area is this stunningly presented three bedroom semi detached property, which is offered to the market with vacant possession. Only on an internal viewing are you able to fully appreciate the charm and style this elegant property offers. The home has the most fantastic views over Herringthorpe Valley park and the woods. The living accommodation briefly comprises of an entrance hall, a generously proportioned living room with double doors leading into the bright and spacious dining room, which benefits from french doors out onto the patio area. The fully fitted kitchen has a range of cabinets and base units, with an integral fridge and a separate freezer, oven, hob and extractor fan. On the first floor are the master bedroom with a bay window to the front elevation and fitted wardrobes, bedroom two with a large window to the rear elevation, bedroom three to the front elevation with feature window, and a fully fitted bathroom, with a shower over bath, low flush W/C and a sink. Outside, to the front is a lawned garden area with borders together with a good sized driveway providing ample off road parking with gated access leading to the rear brick built garage. The rear garden has a patio area with a generously sized lawned garden, all fully enclosed by timber fencing, this area would also be perfect for further development pending planning. The property benefits from central heating, security alarm system, double glazing, and fabulous room sizes. The home is close to a range of independent amenities, reputable primary and secondary schools and great for those who wish to commute via the M18, M1 or A1. If you are seeking the perfect family home in the most desirable location you may have just found it. For more information call our sales experts.

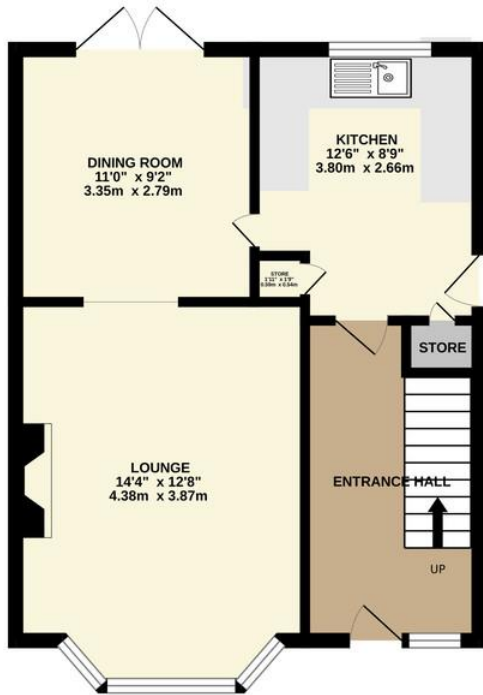


Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

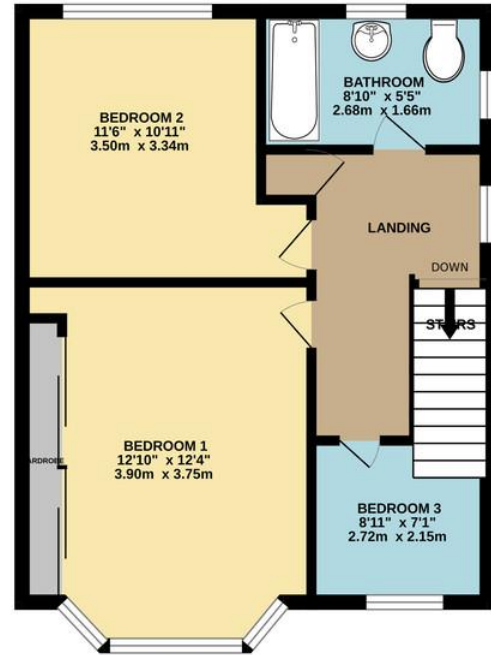
  

69	C	83	B
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GROUND FLOOR



1ST FLOOR



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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