

# Crucible Homes



Brinsworth Lane  
Rotherham, S60 5BS

£180,000

## Overview

Extremely well presented home

Modern kitchen and bathroom

Generous garden

Brilliant transport links

Ideal family home

Three bedrooms



## Description

**SUMMARY DESCRIPTION** Crucible Homes are delighted to bring to the market this beautifully presented three bedroom semi detached home, in Brinsworth, Rotherham.

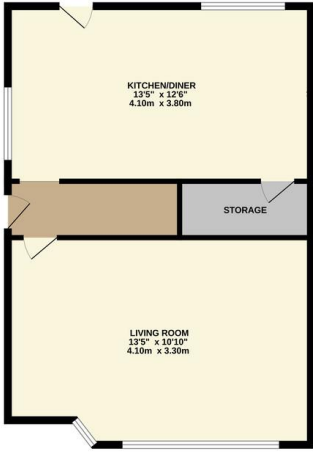
The accommodation briefly comprises; kitchen diner, lounge, three bedrooms and a shower room, and front and rear gardens. There is ample room for a dining table and chairs in the modern kitchen diner, and a storage pantry/cupboard also. There are integrated appliances in the form of; oven, hob, fridge, freezer and space for a washing machine. Through to the spacious living room at the front of the home with a generous bay window with floods of natural light.

A staircase leads to the first floor landing where we gain access to three good sized bedrooms. Bedroom one and two are both generous doubles, and bedroom three is currently used as a useful dressing room, but would also make an ideal home office/study. The shower room has also recently been upgraded by the current owners to a high standard, and benefits from a three piece suite.

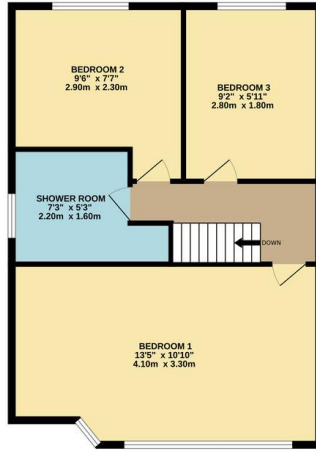
Outside, to the front of the home is a lawned garden with a hedge for additional privacy but has potential to be converted in to a driveway providing off street parking, subject to necessary planning and consents. To the rear of the home is an



GROUND FLOOR  
742 sq.ft. (68.9 sq.m.) approx.



1ST FLOOR  
744 sq.ft. (69.1 sq.m.) approx.



TOTAL FLOOR AREA : 1486 sq.ft. (138.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs 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 here are not tested and no guarantee as to their operability or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

excellent lawned garden with perimeter fencing. Contact the office today for a viewing.

