



Sunnybank Crescent, Brinsworth Rotherham S60 5JJ

welcome to

Sunnybank Crescent, Brinsworth Rotherham

£180,000-£190,000 - YOU ARE MY SUNSHINE, MY ONLINE SUNSHINE! Situated in this popular location - conveniently placed for amenities & MOTORWAY links - this three bedroom semi detached boasts well presented accommodation, a DRIVEWAY (shared), GARAGE & a delightful rear garden.



Entrance Hall

Having a front facing double glazed door & a radiator.

Lounge

Having a front facing double glazed window, a radiator & an electric fireplace.

Dining Room

Having rear facing double glazed French doors leading to the garden & a radiator.

Kitchen

Fitted with wall & base units housing the integrated hob, oven & extractor fan with worktops housing the sink & drainer. Having a side facing double glazed window & a rear facing double glazed door.

Landing

Having a side facing double glazed window & providing access to the loft.

Bedroom One

Having a front facing double glazed window & a radiator.

Bedroom Two

Having a rear facing double glazed window, a radiator & a built in storage cupboard.

Bedroom Three

Having a front facing double glazed window & a radiator.

Bathroom

Fitted with a bath with shower over, a hand wash basin & a WC. Having a rear facing double glazed window.

Outside

To the front of the property is a shared driveway with a detached garage & EV charging point providing off road parking.

To the rear is an artificial lawned garden with a

decked area & a large bar with power.

Agents Note

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti money laundering checks.



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welcome to

Sunnybank Crescent, Brinsworth Rotherham

- Three bedroom semi detached property
- Popular location - well placed to local amenities & motorway links
- Well presented accommodation throughout
- Driveway (shared) & garage providing off street parking
- Delightful rear garden & deck with bar

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117040 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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