



- SEPARATE DINING ROOM
- LOUNGE
- WHITE KITCHEN
- REAR PORCH

Whitehill Lane, Brinsworth, Rotherham, S60 5JR

£125,000

THREE BEDROOMS This terraced house would make an ideal starter home located near Brinsworth Howarth Primary School. The ground floor has a lounge, dining room and kitchen with a rear porch. The first floor has three bedrooms and the family bathroom. Gardens to front and rear plus outhouse.



Property Description

HALL

The front door opens in to the hall which provides access to the lounge and the dining room. With its harlequin effect flooring and dark wood staircase it give a grand impression. There is a small cupboard housing a meter and an under stairs storage cupboard.

LOUNGE

11' 11" x 11' 0" (3.64m x 3.36m) Lit up by the large UPVC bay window to the front this room has a feature fire place housing an inset gas fire (Not working) with dark wood surround. The flooring is a wood laminate adjoining the deep skirting boards. There is also decorative coving.

DINING ROOM

12' 11" x 9' 9" (3.95m x 2.99m) Located at the rear of the house, accessed from the hall, is this separate dining room. It has a UPVC window to the rear, coving to the walls and the same deep skirting board. There is an arch which leads through to the kitchen.

KITCHEN

12' 11" x 6' 6" (3.94m x 2.0m) Fitted with a range of wall and floor mounted units in a white gloss design with contrasting grey worksurfaces. There is a brand new stainless steel single electric oven, four burner stainless steel gas hob, stainless steel splash back and a stainless steel extractor. The splashbacks also have white tiling. A stainless steel sink and drainer are located close to the UPVC window to the rear and there is a space for a fridge freezer and a washing machine.

REAR PORCH

3' 9" x 6' 0" (1.16m x 1.85m) On the rear of the house is this porch area which is glazed to three sides with a door from the kitchen and a further door leading out to the rear garden.





LANDING

Providing access to all bedroom, the bathroom and the loft which has a UPVC access and offers potential to convert subject to necessary permission.

BEDROOM 1

12' 11" x 11' 1" (3.95m x 3.39m) With a rear facing UPVC window and radiator beneath the flooring is in a wood laminate and there is coving to the top of the walls. A storage cupboard houses the boiler.

BEDROOM 2

11' 11" x 9' 7" (3.65m x 2.94m) A good sized double bedroom with a UPVC window and a radiator to the wall.

BEDROOM 3

7' 3" x 7' 7" (2.21m x 2.33m) Larger than a lot of third bedrooms this room has a UPVC window to the front, a radiator beneath it and the advantage of a storage cupboard which also has a UPVC window to the front.

BATHROOM

10' 0" x 5' 5" (3.05m x 1.66m) With decorative panelling there is a white bath with a telephone style tap giving the option to install a shower over by installing a bracket and screen. A white wc and a white wash hand basin on a white pedestal. There is a UPVC window to the rear and a white ladder style radiator.



EXTERNAL

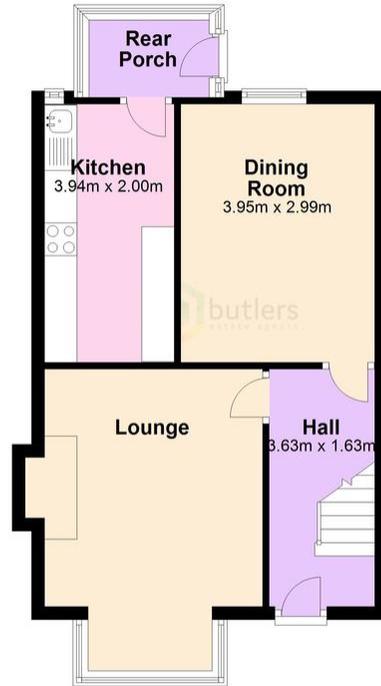
On approach you are greeted by a tall hedge which offers some privacy to the front which has a gate to enter the shared path then a further gate to enter this property's path to the front door.

The shared path leads through to the gate to access the rear garden.

A patio seating area is directly behind the house with access to the outbuildings then a lawned area opens up to the rear and has a brick wall boundary.

Ground Floor

Approx. 42.4 sq. metres



First Floor

Approx. 44.7 sq. metres



Total area: approx. 87.1 sq. metres

Whilst every attempt has been made to ensure the accuracy of this floorplan, all measurements and items on the plan should not be relied upon and no responsibility will be taken for any errors or omissions. The floorplan is owned by Butlers Estate Agents Ltd and should not be copied or reproduced without relevant authority
Plan produced using PlanUp.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

60 High Street, Mosborough,
Sheffield, South Yorkshire, S20
5AE

butlers.co.uk
0114 247 4433
dave@butlers.co.uk

Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

