

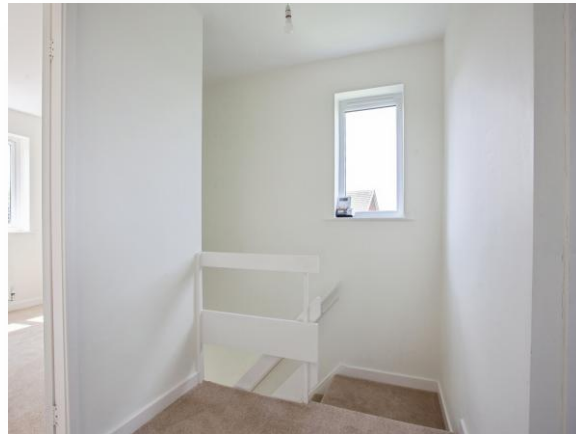


Hill Close, Brecks Rotherham S65 3JE

welcome to

Hill Close, Brecks Rotherham

£270,000 - LET'S GET YOU STARTED! - Offered to market is this three bedroom semi detached property making an ideal purchase for the FTB/family buyer alike. Boasting spacious accommodation throughout with front & rear gardens along with off road parking...DON'T MISS OUT!!!



Entrance Porch / Hallway

A welcoming, practical space for coats and shoes leading into a central hallway with understairs storage.

Lounge

A bright, cosy front-facing room featuring a modern electric fireplace. Double sliding doors open into the kitchen, letting you switch effortlessly between a cosy enclosed lounge or a wide-open entertaining space.

Kitchen

The true heart of the home. This ultra-modern open-plan space comes fully loaded with integrated appliances (induction hob, oven, extractor, fridge-freezer, and dishwasher). Dual windows flood the space with natural light.

Landing

Providing entry to the loft.

Bedroom One

A spacious, sunlit double bedroom overlooking the front.

Bedroom Two

A second generous double bedroom with peaceful views of the rear garden.

Bedroom Three

A versatile single room-perfect for a nursery, child's bedroom, or a dedicated home office.

Shower Room

A contemporary, fully tiled shower room featuring a sleek vanity unit and storage, paired with a convenient separate WC next door.

Outside

A neat front lawn offers great curb appeal. To the rear, enjoy a private oasis featuring a manicured lawn, established greenery, a charming feature pond, a greenhouse, and a storage shed.



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- Fully Refurbished Throughout
- Stunning Open-Plan Kitchen/Diner - integrated appliances
- Energy Efficient - Solar panels, gas boiler and central heating system
- Flexible Living - Cosy front lounge with sliding doors to the dining area
- Cul-De-Sac Position - Perfect for families and first-time buyers

Tenure: Freehold EPC Rating: C
Council Tax Band: C

offers in the region of



Please note the marker reflects the postcode not the actual property

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Property Ref:
RTF117420 - 0005

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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