

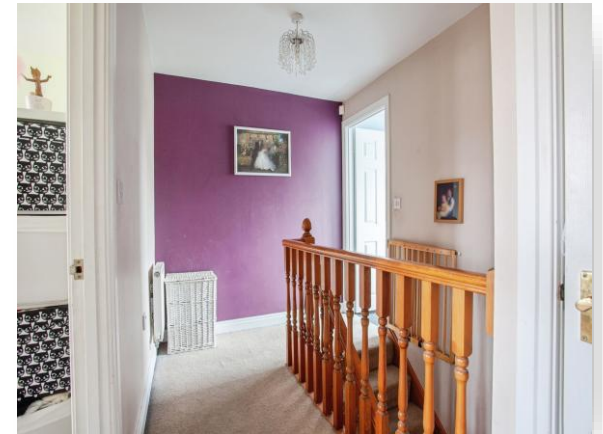
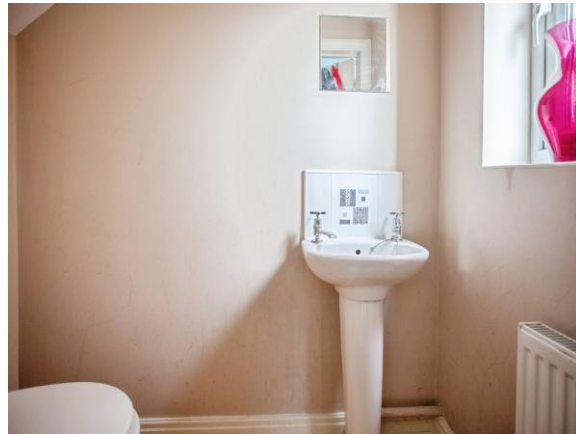
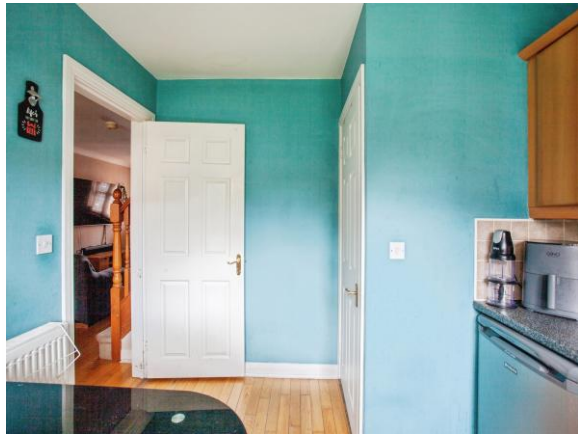


**Briarwood Gardens, Sunnyside Rotherham S66 3XR**

**welcome to**

**Briarwood Gardens, Sunnyside Rotherham**

MOVING ON UP - Offered to market is this beautiful three bedroom detached property. Modernised throughout & boasts a drive & garage providing off road parking & a delightful rear garden & patio...ARRANGE YOUR VIEWING!!!



### **Lounge**

Having a front facing double glazed window & radiator.

### **Dining Room**

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

### **Kitchen**

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

### **Downstairs W.C**

Fitted with a hand wash basin & WC. Having a side facing double glazed window & radiator.

### **Conservatory**

Having side facing double glazed French doors, side facing double glazed velux windows & rear facing double glazed windows. Also benefiting from AC.

### **Landing**

Fitted with built in storage, a radiator & loft hatch.

### **Bedroom One**

Having a rear facing double glazed window, radiator & fitted wardrobes providing hanging & storage space.

### **En Suite**

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

### **Bedroom Two**

Having a front facing double glazed window & radiator.

### **Bedroom Three**

Having a front facing double glazed window & radiator.

### **Bathroom**

Fitted with a bath & overhead shower, hand wash basin & WC, a rear facing double glazed window, radiator & extractor fan.

### **Outside**

To the front of the property is a drive & entry to the integral garage providing off road parking.

To the rear is a beautiful lawned garden enclosed with hedges along with a patio area.

Also benefiting from an EV charging point & Solar panels.



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welcome to

## Briarwood Gardens, Sunnyside Rotherham

- Three bedroom detached property - Fully Modernised
- Ideal family/FTB purchase
- Well placed to local amenities/transport links
- Drive garage & beautiful rear garden
- CALL NOW!!!

Tenure: Freehold EPC Rating: Awaiting

Council Tax Band: C

# £260,000



Please note the marker reflects the postcode not the actual property

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Property Ref:

RTF117467 - 0003

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