



**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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## **Hill Close, Brecks Rotherham**

- 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 - 0003

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