

FOR SALE



Greenfinch Close, Brinsworth
Asking Price Of £149,950


MARTIN&CO



Greenfinch Close, Brinsworth

3 Bedrooms, 1 Bathroom

Asking Price Of £149,950

- Semi detached
- Three bedrooms
- No chain
- Off road parking
- Cul de sac

Notice Of Offer

Property Address: 17 Greenfinch Close, Brinsworth, S60 5LW

We advise that an offer has been made for the above property in the sum of £140,000. Any persons wishing to increase on this offer should notify the agents of their best offer prior to exchange of contracts.

Agents Address: Martin and Co Rotherham, 5a Worry Goose Lane, Whiston, S60 4AA

Agents Telephone Number: 01709 544982



Tucked away in a cul-de-sac, this **THREE-BEDROOM SEMI-DETACHED** home in Brinsworth offers a great opportunity for those looking for a well-connected location with **NO ONWARD CHAIN**. Ideal for commuters, the property provides easy access to major transport links, including the M1 motorway and Rotherham town centre, while also being within reach of a range of local amenities.

The ground floor features a spacious lounge, providing a comfortable area to relax, while the dining kitchen benefits from fitted Beech-effect wall and base units, offering plenty of storage and worktop space. Upstairs, the property offers three bedrooms, each well-proportioned to suit a range of needs, whether for

family living, guests, or a home office. The family bathroom is fitted with a three-piece suite, including a bath, wash basin, and WC. Outside, the front garden adds kerb appeal to the property, while the enclosed rear garden provides a private outdoor space to enjoy. There is also the added benefit of off-road parking, making it a convenient choice for those with a vehicle. Brinsworth is a popular area due to its mix of local amenities and excellent transport connections. There are a range of shops, including a Co-op and convenience stores, while Meadowhall Shopping Centre is just a short drive away for a wider selection of retail and dining options. Well-regarded schools are also nearby, including Brinsworth Whitehill Primary School and Brinsworth Academy. For those who need to commute, the M1 motorway is easily accessible, and Rotherham, Sheffield, and surrounding areas are all within easy reach. This property presents a fantastic opportunity for buyers looking for a well-located home with the added advantage of no chain.



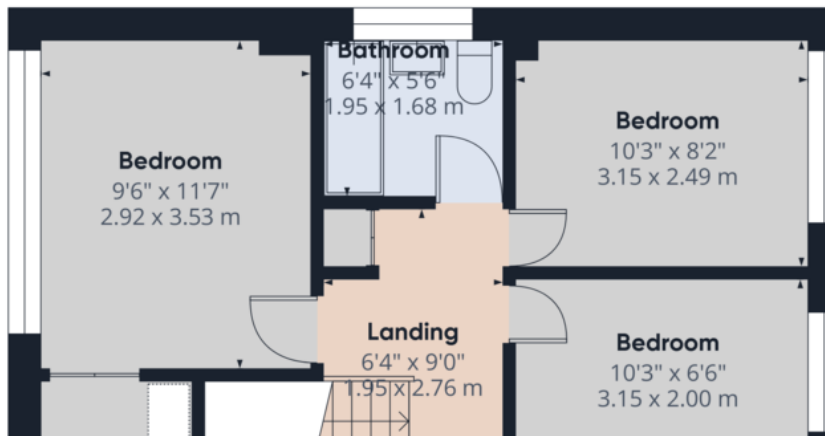


Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		





Ground Floor



Approximate total area⁽¹⁾
737.12 ft²
68.48 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that

Martin & Co Rotherham

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.