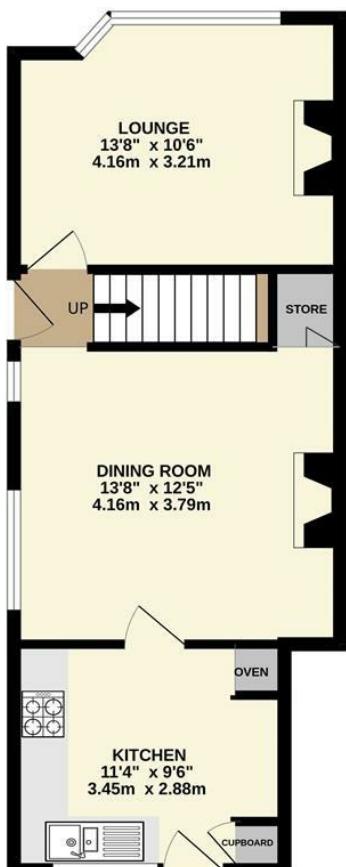
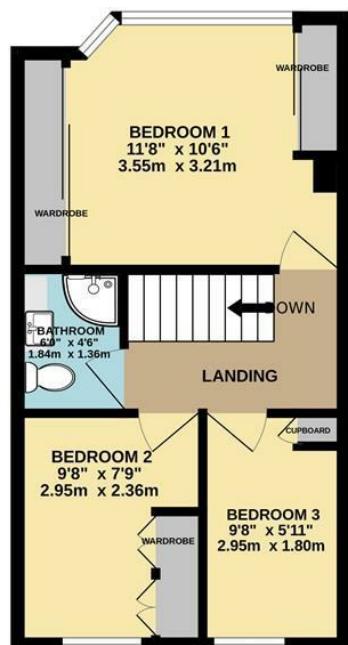


GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
352 sq.ft. (32.7 sq.m.) approx.



TOTAL FLOOR AREA : 799 sq.ft. (74.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any



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57, Pringle Road, Rotherham, S60 5BG

Guide Price £200,000

# 57 Pringle Road, Brinsworth, Rotherham, S60 5BG

## Description

Guide Price £200,000 to £210,000 - This beautifully maintained and thoughtfully extended three-bedroom semi-detached home offers the ideal balance of classic character and modern living, making it a perfect choice for families, professionals, or anyone looking to settle into a well-established and highly desirable community. From the moment you arrive, the home makes a strong first impression. Nestled on a generous position, it boasts impressive kerb appeal and a warm, inviting atmosphere that continues throughout. Step inside and you'll find a layout that has been carefully designed to meet the needs of everyday living while also offering space to relax, entertain, and grow.

The ground floor features two spacious reception rooms, offering flexibility for both formal and informal settings. Whether you're hosting guests for dinner, enjoying cosy family movie nights, or working from home, these rooms can be adapted to suit your lifestyle. The front-facing bay window is a standout feature, flooding the space with natural light and enhancing the home's welcoming feel.

To the rear, a thoughtful extension has created an ample sized kitchen, fitted with a comprehensive range of wall and base units with complementary work surfaces over.

A real highlight of the property is the substantial outbuilding in the rear garden. This versatile addition offers endless potential—it could be transformed into a fully equipped workshop, a peaceful garden office, an art or music studio, a home gym, garage or simply used as additional storage. It's a unique feature that adds even more value and flexibility to the home.

Upstairs, the property offers three well-proportioned bedrooms, each with plenty of natural light and room for furniture and storage. The family bathroom is both stylish and functional, fitted with quality fixtures and designed with everyday convenience in mind.

Externally, the home provides ample off-road parking for multiple vehicles, a highly sought-after benefit in this area. The front and rear gardens are well-kept and offer space for outdoor dining, play, and relaxation, making them ideal for both children and adults to enjoy year-round.

The location is another major asset. Pringle Road is known for its friendly atmosphere and proximity to excellent local schools, parks, shops, and amenities. You'll also benefit from great transport links with easy access to both Rotherham and Sheffield, making commuting or weekend trips a breeze.

Whether you're a first-time buyer, a growing family, or simply looking for more space in a well-connected area, this property offers the perfect foundation for your next chapter. Homes in this location are in high demand, and this one stands out for all the right reasons.

Early viewing is highly recommended to fully appreciate the space, potential, and lifestyle this fantastic home has to offer. Don't miss the opportunity to make it yours.

- Spacious Three-Bedroom Semi-Detached Home in a sought-after Brinsworth location, ideal for families.
- Two Versatile Reception Rooms with a bright bay window, perfect for entertaining and everyday living.
- Thoughtfully Extended to the Rear, adding valuable living space for modern family life.
- Large, Versatile Outbuilding – ideal for a garage, workshop, studio, home office, or extra storage.
- Ample Off-Road Parking for multiple vehicles – a rare and valuable asset.
- Close to Schools, Shops & Transport Links with easy access to both Rotherham and Sheffield.

