



**46 Bank Top Road**  
Brecks, Rotherham, S65 3DY  
**Price Guide £150,000**



# 46 Bank Top Road



## Description

Guide Price £150,000-£160,000

Offered with no upward chain & situated in this extremely popular area of Brecks, is this 2 bedroom semi detached home with lovely spacious & enclosed rear garden.

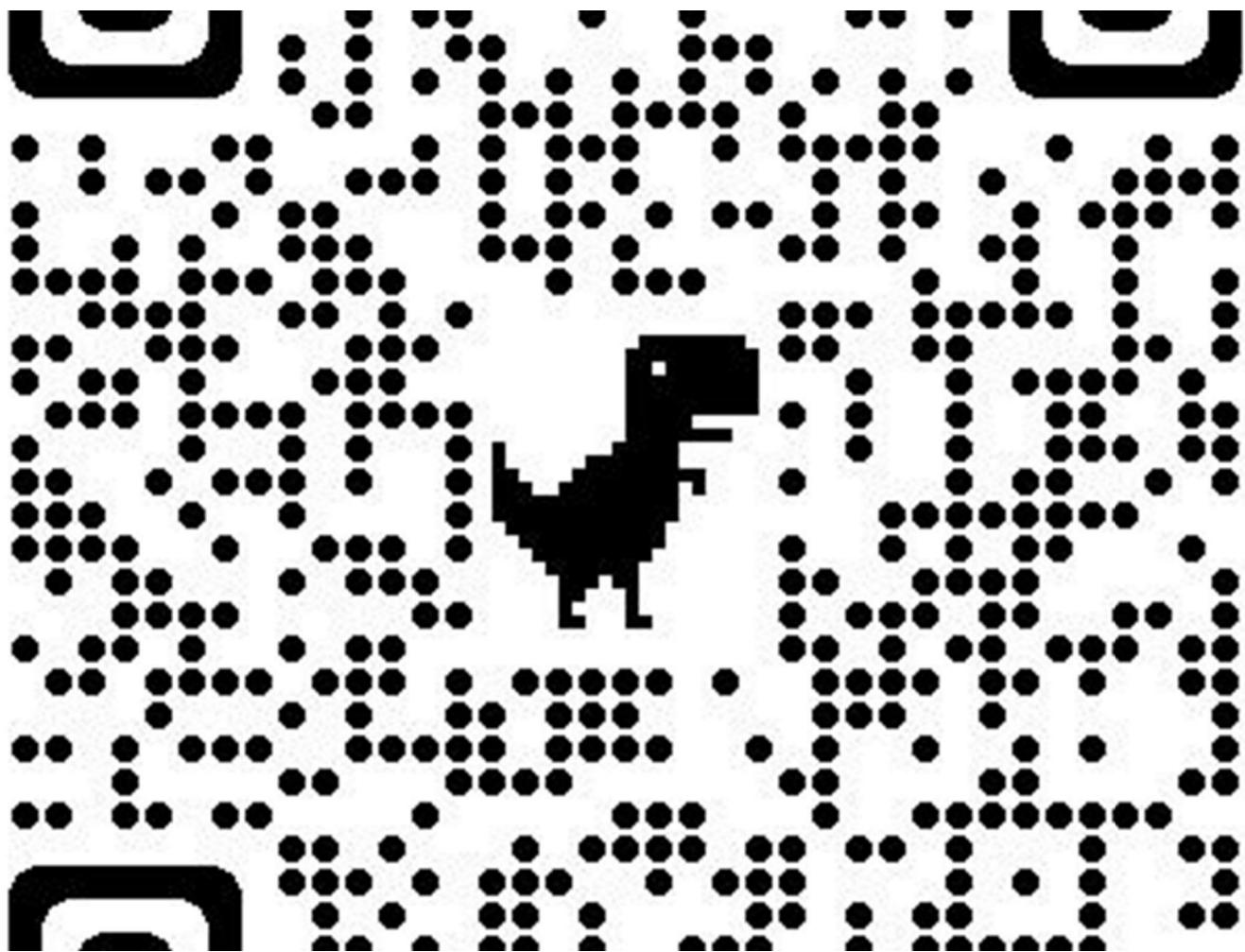
The property would make an ideal home for the first time buyers or a couple looking to move up the next rung of the property ladder.

Offered with gas central heating via a Worcester Boiler & Yorkshire windows double glazing, the property has 2 double size bedrooms & a white bathroom suite with shower. The living/dining room enjoys a dual aspect looking over both the front & rear gardens & with a feature fireplace with electric living flame fire. Service hatch to kitchen, which itself has a range of fitted units & under stair pantry.

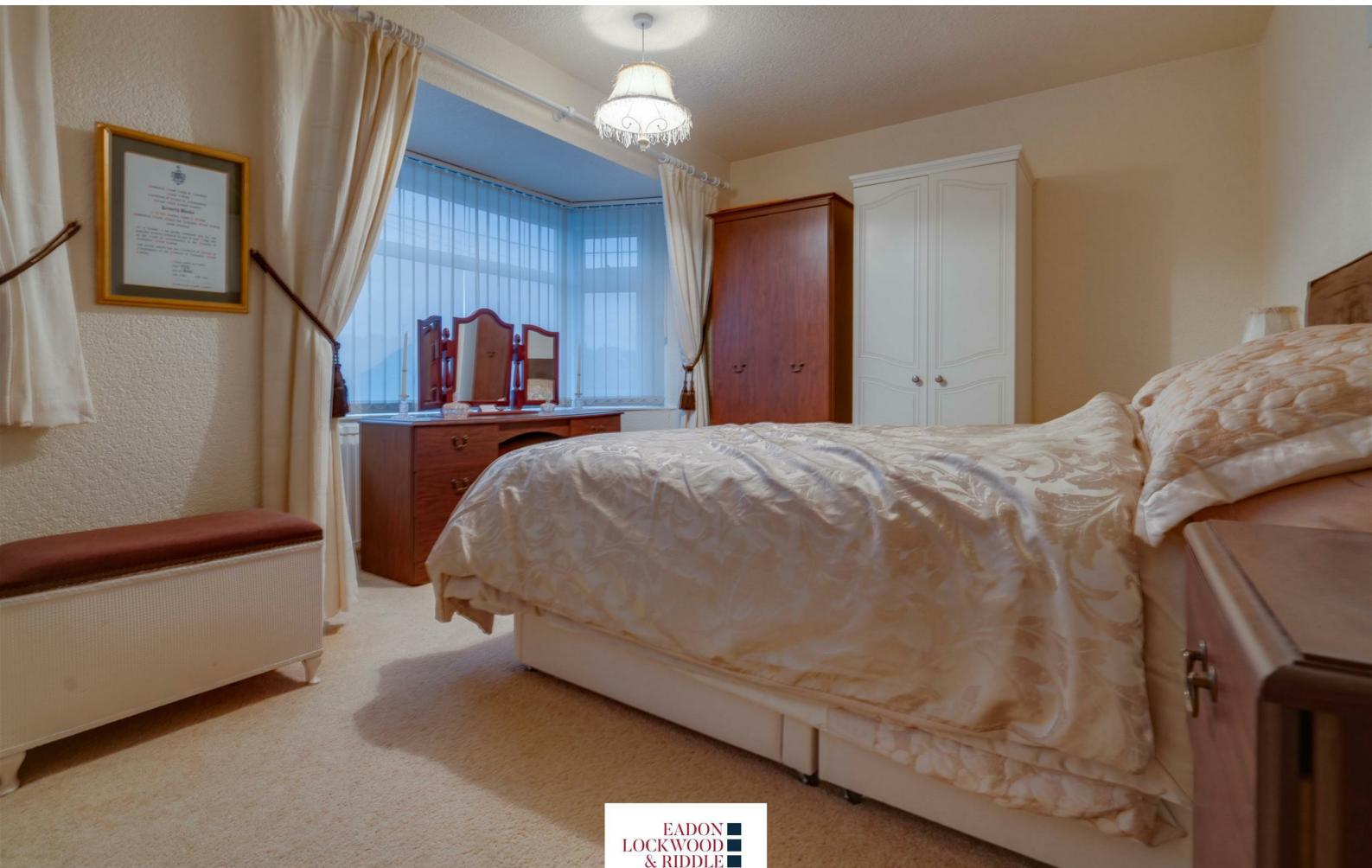
A block paved driveway provides ample off road parking & leads to the side carport. To the front & rear are lawned gardens with rear flagged patio & garden shed. Great potential to extend side & rear (STPP)

Early viewing highly recommended

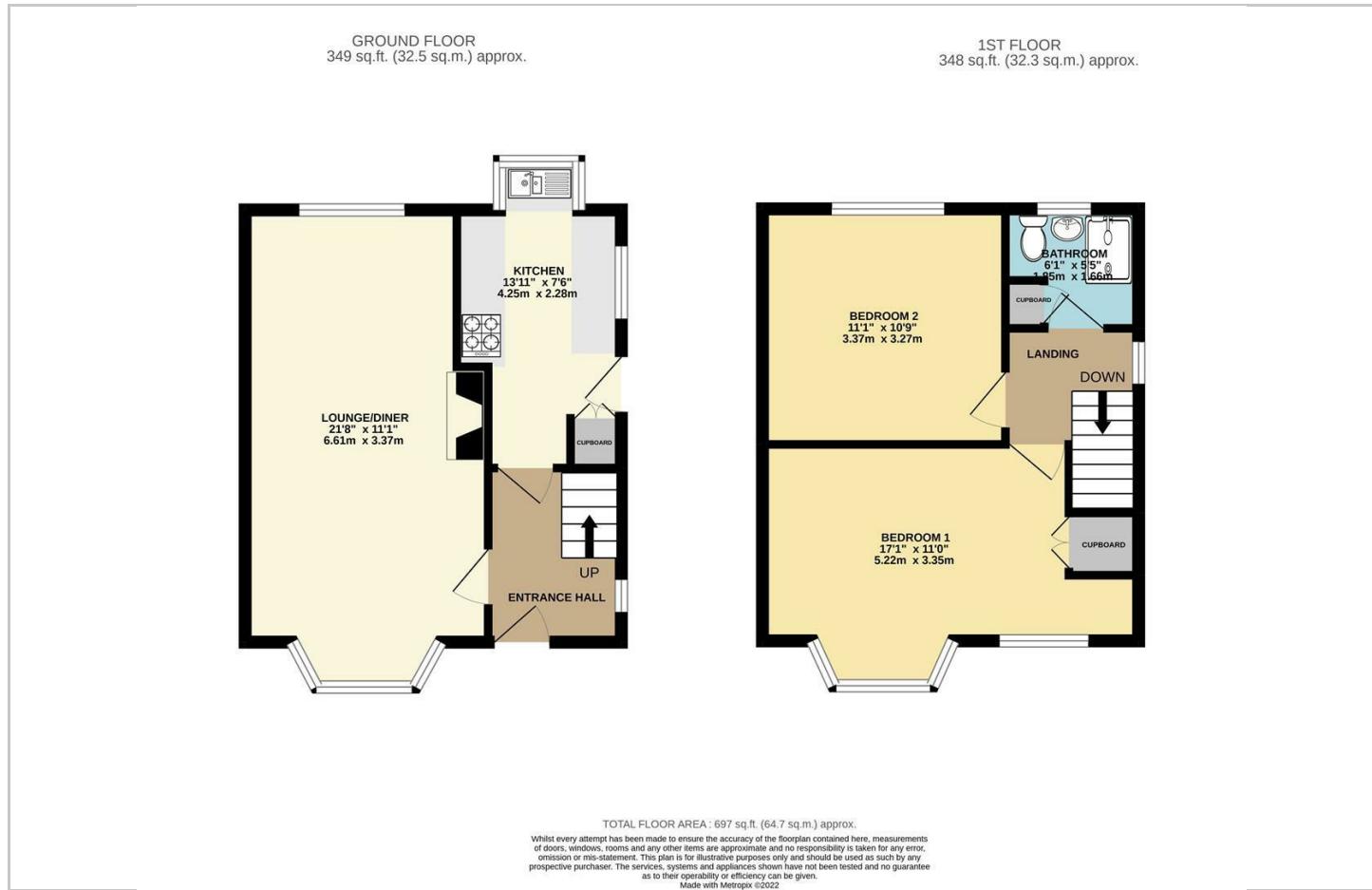
- A 2 double bedroom semi detached house
- No upward chain
- Spacious rear enclosed lawned garden & patio area
- Driveway for 2 cars inc. side carport
- Dual aspect lounge diner with feature fireplace
- Combination Boiler replaced in 2010
- Situated within approx 400 yds from Brecks amenities
- Great 1st time buyer opportunity
- Early internal viewing highly recommended



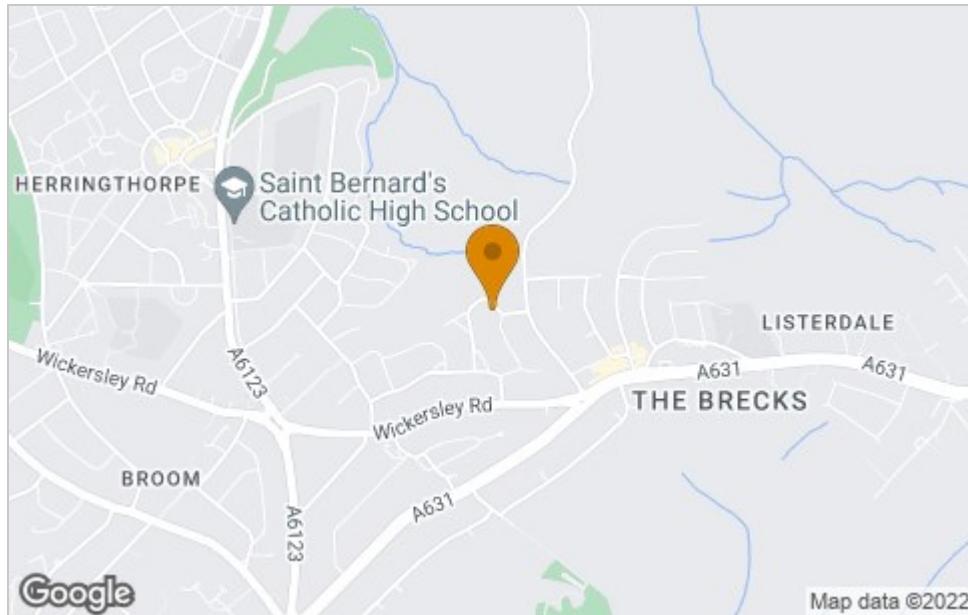
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## Floor Plan



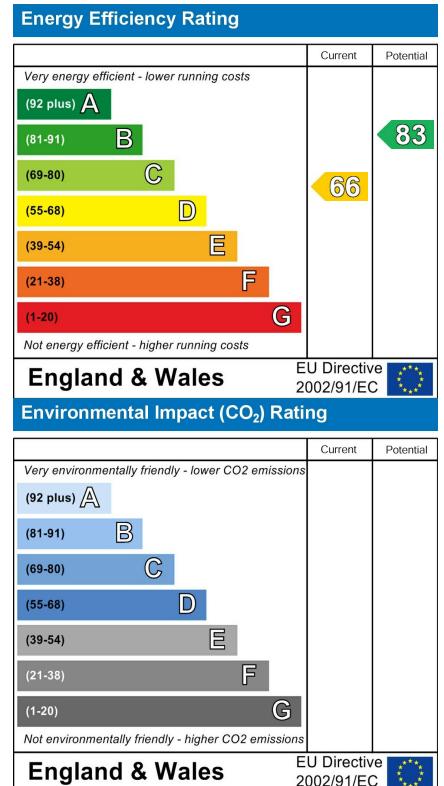
## Area Map



## Viewing

Please contact our ELR Wickersley Office on 01709 917676 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



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