



**41 Brookfield Close, Rotherham, S65 3RD**  
**Offers Over £130,000**

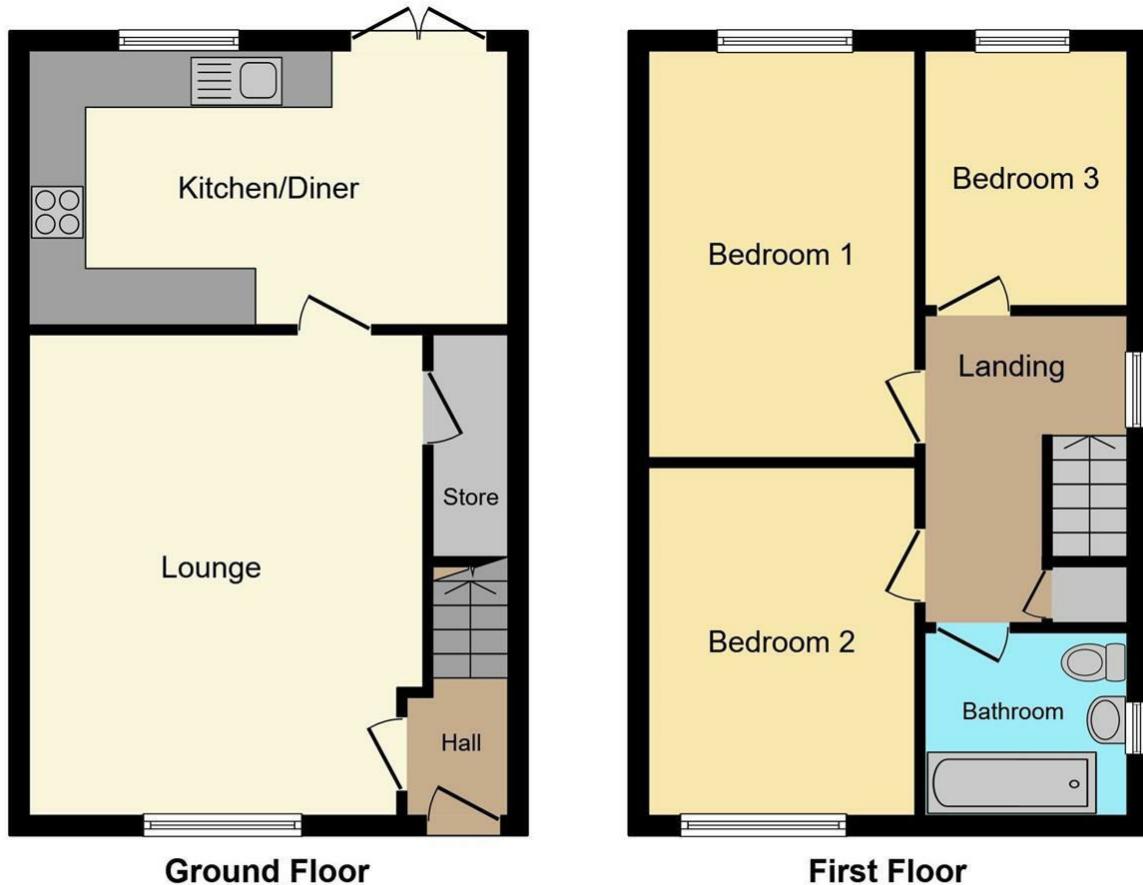
Situated to a cul de sac location & offered with NO UPWARD CHAIN, is this 3 bedroom semi detached home which may particularly appeal to the first time buyers or growing family alike.

Within, the property offers great potential & enjoys front and rear gardens with rear patio area & there is a side driveway providing a double tandem style parking. The rear facing dining kitchen has a range of fitted units along with the wall mounted boiler & access via patio doors to the rear garden.

To the 1st floor are 2 double bedrooms & a single along with the 3 piece bathroom suite.

This ever popular estate is conveniently situated within a mile from the Asda Supermarket at 'Mushroom Roundabout' & McDonalds and there are bus services upon Doncaster Road serving Rotherham town centre & Doncaster respectively.

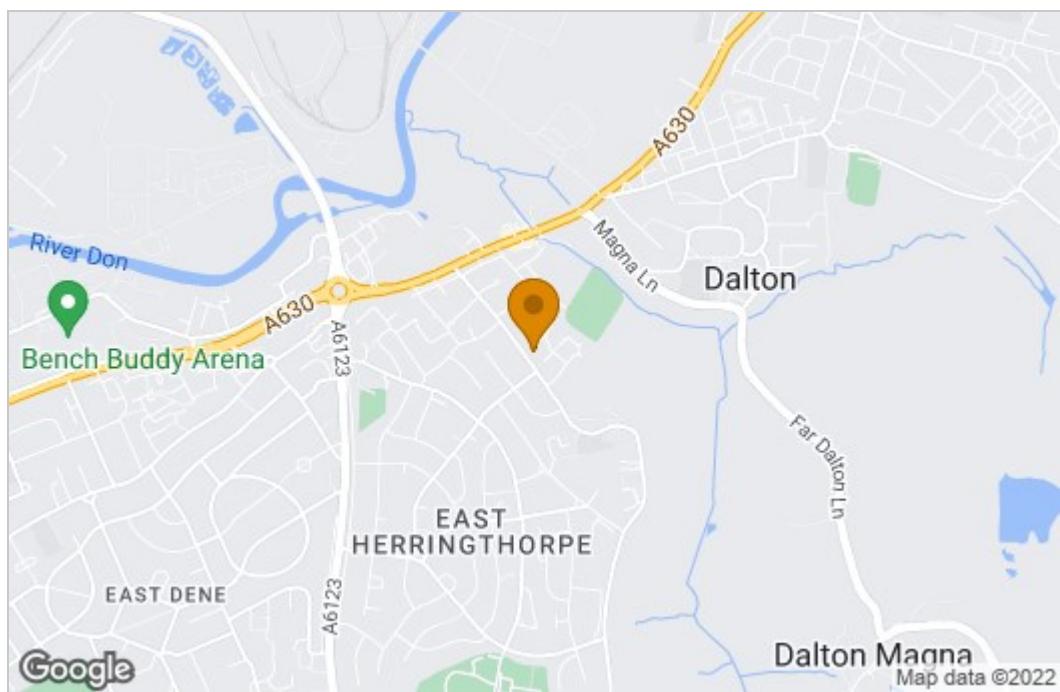
## Floor Plan



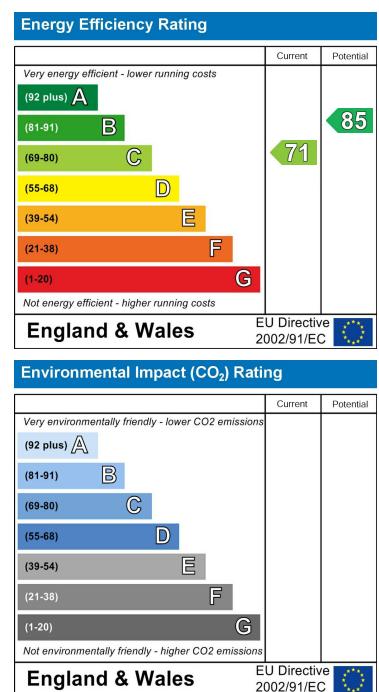
Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.

Plan produced for Purple Bricks. Powered by PropertyBOX

## Area Map



## Energy Efficiency Graph



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