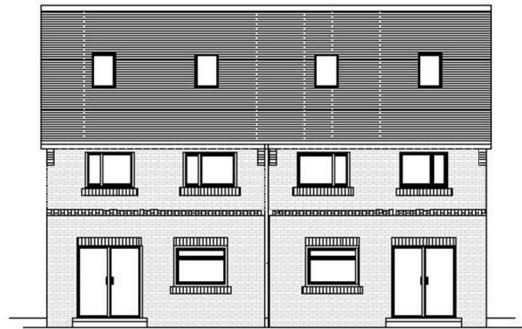
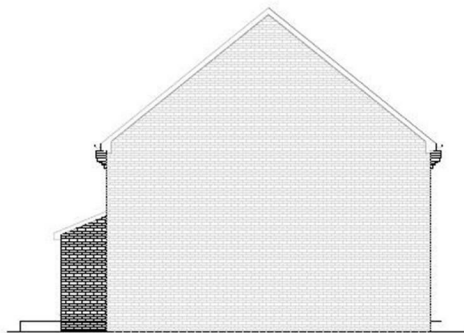




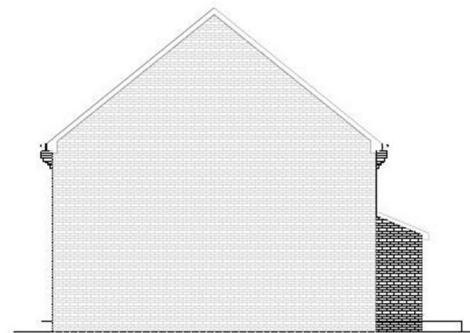
PROPOSED FRONT ELEVATION UNITS A B D E



PROPOSED REAR ELEVATION UNITS A B D E



PROPOSED SIDE ELEVATION UNITS A B D E

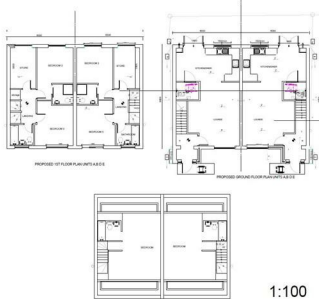


PROPOSED SIDE ELEVATION UNITS A B D E

## 8 Quarry Close, Brinsworth, Rotherham, S60 5NQ

### Offers In The Region Of £195,000

**\*\*EXCELLENT NEW BUILD PROPERTY ALREADY UNDER CONSTRUCTION IN BRINSWORTH\*\*** Deceptively well proportioned 3 bedroom semi detached new build forming part of this small enclave of similar properties with accommodation on three floors. WELL WORTH A CLOSER INSPECTION. Great location conveniently placed for the M1/M18 motorway network. Briefly comprising: Entrance hall, front facing lounge, excellent dining kitchen, cloakroom w/c. First floor accommodation: Guest bedroom two with en-suite shower room, bedroom three and good sized store room, family bathroom. Second floor accommodation: Master bedroom with en-suite shower room. Outside: Gardens and twin front parking space. **EARLY VIEWING ADVISED TO AVOID DISAPPOINTMENT.**



1:100





Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not environmentally friendly - higher CO2 emissions</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		



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