

Freehold

Asking Price: £165,000

Rosedale Way, Bramley, Rotherham,
South Yorkshire, S66



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ATTENTION FIRST TIMERS AND INVESTORS! MODERN SEMI DETACHED HOME, CUL DE SAC LOCATION, WELL APPOINTED THROUGHOUT, SOUTH FACING REAR GARDEN, LONG DRIVE, NO ONWARD CHAIN!

Within this ever popular and convenient location a two bedroom semi detached modern home which will be of interest to both first time buyers and investors. Occupying a favourable cul de sac position with sunny south westerly aspect at the rear this lovely home has gas central heating, double glazing to windows, front and rear gardens and driveway to the side providing ample off road parking. Entrance lobby, lounge, dining kitchen and conservatory to the ground floor with two first floor bedrooms and bathroom. Close to local amenities and the M18/M1 making this an ideally placed home certainly worthy of consideration. No onward chain.

Entrance Lobby With double glazed side entrance door and cloaks cupboard.

Lounge 4.80 x 3.55. With front window and focal fire surround with marble inlay and hearth and inset open flame gas fire.

Dining Kitchen 3.53 x 2.96. With a range of cream gloss finish units with breakfast bar, roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Laminate floor, downlights to ceiling, plumbing for washer, rear window and rear door (both to conservatory)

Integrated appliances comprise fridge freezer, gas hob with extractor and electric oven.

Conservatory 3.15 x 2.35. A double glazed conservatory with double glazed enteral door to the rear and plumbing connection.

First Floor Landing With wooden ladder access to the part boarded loft which has light and houses the combination boiler.

Bedroom One 3.54 x 2.98. With rear window and overstairs storage.

Bedroom Two 3.32 x 2.00. (Measurements excluding door recess)

With front window and laminate floor.

Bathroom 2.23 x 1.48. With white suite comprising wc, wash basin and bath with overhead shower, Front window, extractor fan, towel rail/radiator and downlights to ceiling. The floor is fully tiled with majority to the walls.

Outside To the rear are fence enclosed lawned gardens with patio area, garden shed and favourable south westerly aspect. To the front is an open plan lawned garden with long part paved driveway adjacent providing ample off road parking.

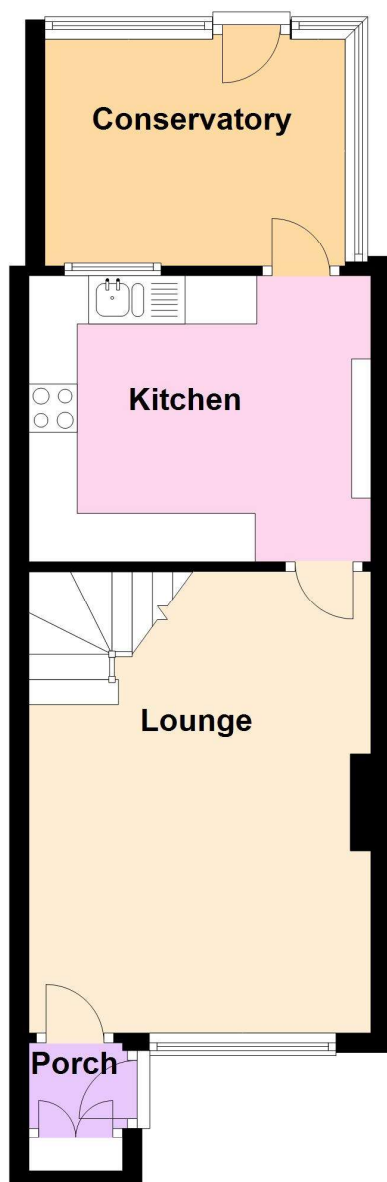


- First timers and investors
- Modern semi detached home
- Cul de sac location
- Two bedrooms
- Conservatory
- Ample off road parking
- No onward chain

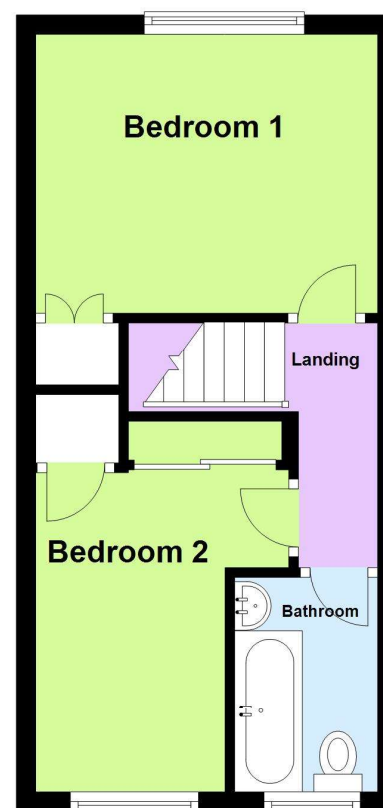
Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Ground Floor
Approx. 36.8 sq. metres (396.0 sq. feet)



First Floor
Approx. 27.8 sq. metres (299.1 sq. feet)



Total area: approx. 64.6 sq. metres (695.1 sq. feet)

This plan is used for illustration purposes only
Plan produced using PlanUp.