

Freehold

Asking Price: £275,000

Belford Drive, Bramley, Rotherham,
South Yorkshire, S66



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MODERN DETACHED FAMILY HOME, HUGE SCOPE TO REMODEL, FOUR BEDROOMS AND TWO BATHROOMS, LOVELY ENCLOSED GARDEN WITH SOUTHWESTERLY ASPECT, DRIVE AND GARAGE, NO ONWARD CHAIN!

Within this ever popular, sought after and convenient location a modern four bedroom detached family home offering significant scope to remodel the interior fittings. Offering somewhat of a blank canvas this lovely home has gas central heating, double glazing to windows, rear garden with sunny south westerly aspect and drive with integral garage to the front. Entrance hall, cloakroom/wc, lounge, dining room and kitchen to the ground floor with four first floor bedrooms including master en suite and separate family bathroom. Close to local shopping, nearby Wickersley and the M18/M1 make this an ideally placed family home which certainly warrants inspection to appreciate the desirable location and potential on offer.

Entrance Lobby With composite double glazed front entrance door.

Lounge 6.18 x 4.00. With front square bay window and focal fire surround with inset gas fire.

Cloakroom/WC 2.32 x 0.87. With wc, wash basin, side window and partial tiling.

Dining Room 3.40 x 2.47. With rear window.

Kitchen 3.07 x 3.06. (Maximum measurements)

With a range of original fitted units with roll edge worktops, one and a half bowl sink with mixer tap and tiling to the sink and worktop area. Rear window, electric cooker point, plumbing for washer and double glazed rear entrance door.

First Floor Landing With cylinder cupboard and access to the loft.

Bedroom One 3.34 x 3.00. (Maximum measurements)

With front window and double door wardrobe.

En Suite Shower Room 2.43 x 0.90. With wc, wash basin and shower area with electric shower.

Side window, shaver point and partial wall tiling.

Bedroom Two 3.14 x 3.00. (Maximum measurements)

With front window.

Bedroom Three 3.49 x 2.37. With rear window and double door wardrobe.

Bedroom Four 3.19 x 2.14. With rear window.

Bathroom 2.60 x 1.51. With suite comprising wc, wash basin with vanity beneath and bath with electric shower. Rear window and partial wall tiling.

Outside To the rear of the house are attractive enclosed lawned gardens with mature shrub borders and garden shed. To one side of the house is a paved path allowing front to rear access and to the front open plan lawns with driveway providing off road parking and access to the garage.

Garage 5.30 x 2.43. An integral single garage with up and over entry door, light and power.



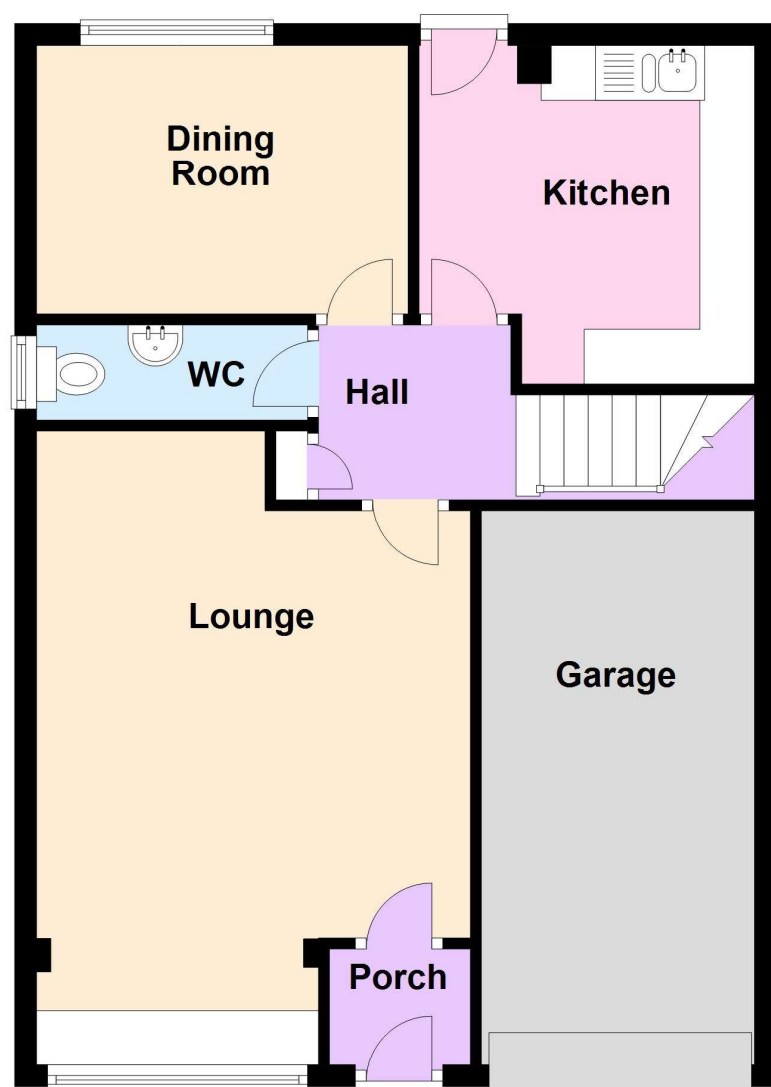
- Potential to remodel
- Modern detached family home
- Great location
- Four bedrooms and two bathrooms
- South westerly facing rear garden
- Drive and integral garage
- No onward chain

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.

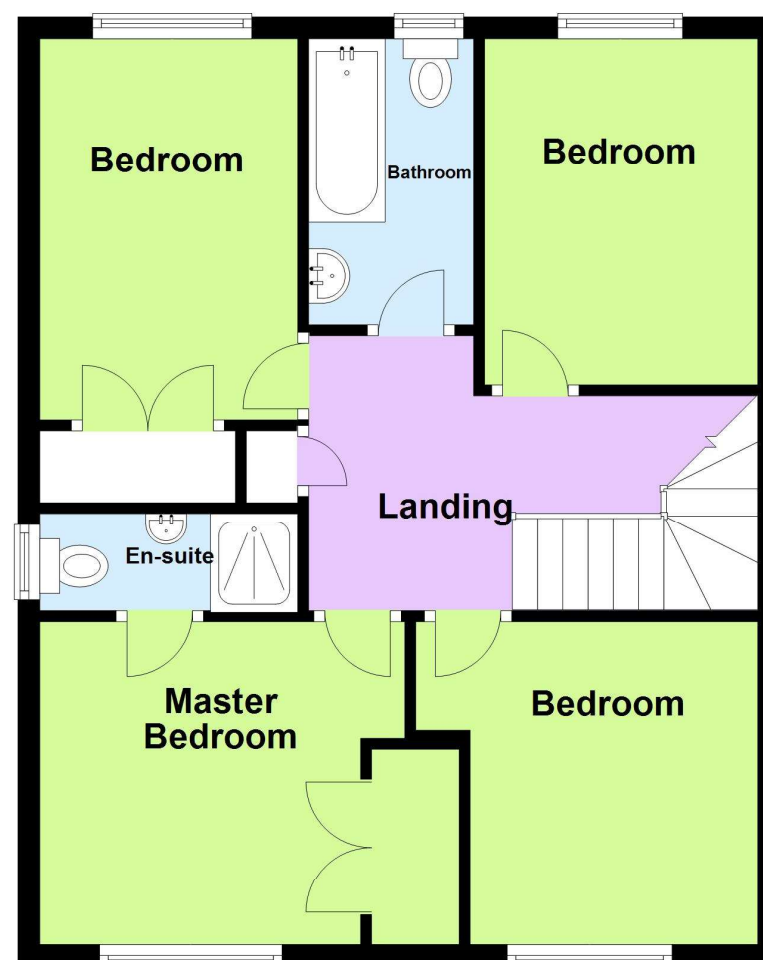
Ground Floor

Approx. 62.0 sq. metres (667.7 sq. feet)



First Floor

Approx. 54.6 sq. metres (587.9 sq. feet)



Total area: approx. 116.7 sq. metres (1255.7 sq. feet)

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