



Brambling Lane

Wath-Upon-Dearne, S63 7GT

Guide Price £160,000 - £170,000



- TWO BEDROOM END TERRACE
- POPULAR MANVERS ESTATE
- ENCLOSED REAR GARDEN
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND A

- NO UPWARD CHAIN
- OFF ROAD PARKING
- MODERN FIXTURE AND FITTINGS
- GOOD COMMUTE LOCATION
- EPC RATING C

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TAKE A LOOK AROUND THIS STYLISH AND SLEEK 2 BED END TERRACE located on a popular development off the Dearne Valley Parkway, with easy access to the M1/A1, surrounded by reputable schools, plenty of amenities on the doorstep and with direct road and bus routes leading to Rotherham, Barnsley and Sheffield. The property boasts contemporary fixtures and fittings throughout, generous dimensions, stylish décor, a kitchen full of fitted appliances, low maintenance garden and off road parking on driveway. Briefly comprising entrance hall, downstairs WC, kitchen, living room with French door leading out onto the garden, two double bedroom and sleek family bathroom. VIEWINGS ARE A MUST!

Entrance Hall

Via a white composite door this opens into the welcoming entrance hall, having neutral décor, wall mounted radiator and doors leading to WC and lounge/diner

WC

Handy addition to any busy house hold this room comprises of low flush WC, pedestal wash hand basin, neutral décor with decorative splash back tiles and wall mounted radiator.

Lounge / Diner

15'5" x 12'1" (4.70m" x 3.68m")

Step inside the real hub of the home, the light and airy lounge/diner has French style UPVC doors leading to the rear, really brining the out doors in as well as filling the room with natural light, having ample room for both sofa and dining table making this a great space to entertain family and friends, having grey laminate flooring, aerial point , wall mounted radiator , decorated in cool tones with stairs rising to first floor and door opening to the kitchen.

Kitchen

9'7" x 8'9" (2.92m" x 2.67m")

A modern and well designed kitchen, having an array of wall and base units fitted providing storage, contrasting work surface over, stainless steel sink, drainer and matching mixer tap, integrated electric oven, gas hob and extractor fan over, with integrated white goods such as washing machine and fridge/freezer, neutrally decorated, wall mounted radiator with splash back tiles and uPVC window to the front.

Landing

From landing all doors lead to bedrooms and family bathroom.

Bedroom One

13'3" x 8'8" (4.04m" x 2.64m")

Generously sized master bedroom with built in cupboard providing that extra storage we all crave, neutrally decorated with uPVC window to the rear and wall mounted radiator.

Bedroom Two

11'9" x 6'4" (3.58m" x 1.93m")

A further double bedroom or great office space with uPVC window to the rear and wall mounted radiator.

Bathroom

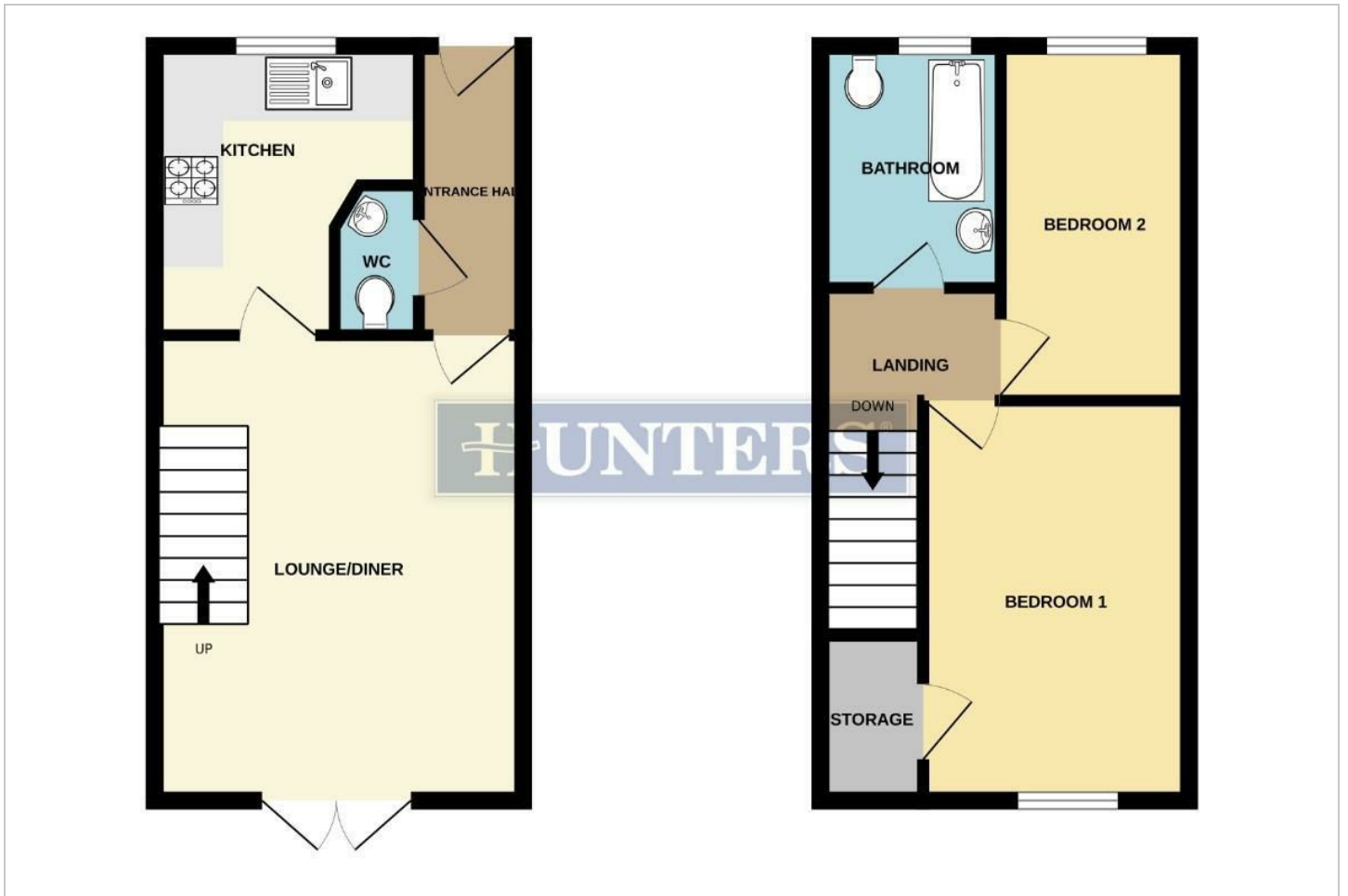
8'00" x 5'9" (2.44m" x 1.75m")

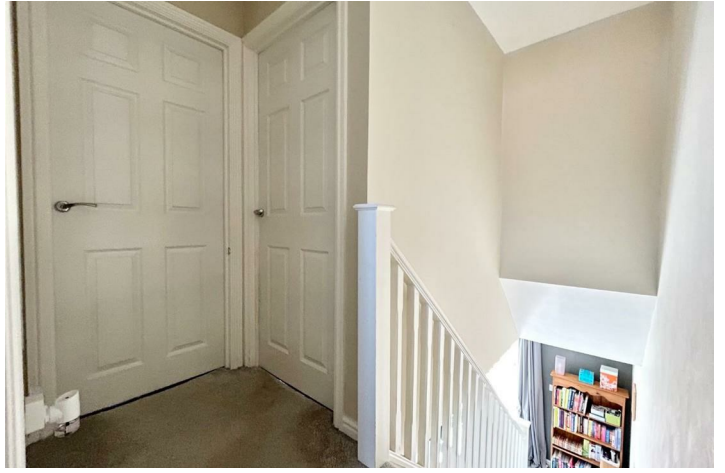
The sleek family bathroom is the perfect spot to relax and unwind, having three piece suite in white comprising of low flush WC, pedestal wash hand basin and bath with shower over and glass screen in place, splash back tiles to wall, uPVC frosted window to the front and wall mounted radiator to finish.

Exterior

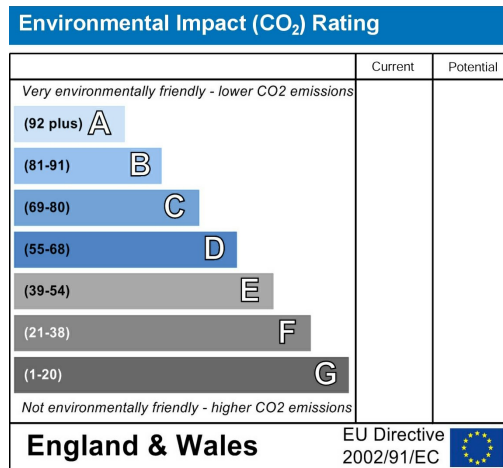
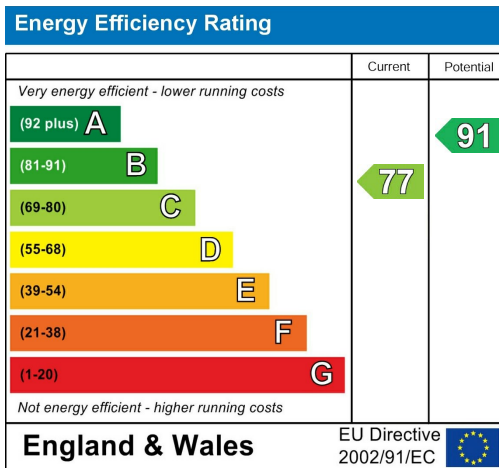
The front of the property offers secure off road parking with well maintained driveway, a path leads to front door as well as down the side of the home. At the rear is a fully enclosed well maintained garden, partly paved ideal for seating and enjoying the warmer months leading to a lawn with wooden built shed for extra storage.

Floorplan





Energy Efficiency Graph



Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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