



Meadowgate

Brampton Bierlow, S63 6HJ

Guide Price £170,000 - £180,000



- TWO BEDROOM END TOWN HOUSE
- CONSERVATORY WITH ADDED AIR-CON
- LARGE ENCLOSED REAR GARDEN
- GENEROUS DIMENSIONS THROUGHOUT
- EPC RATING C

- OFF ROAD PARKING WITH DRIVE
- SOUGHT AFTER ESTATE
- MODERN FIXTURE AND FITTINGS
- CLOSE TO ALL LOCAL AMENITIES
- COUNCIL TAX BAND A

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Nestled in the desirable Meadowgate area of Brampton Bierlow, this charming two-bedroom end terrace house offers a perfect blend of modern living and convenience. Built in 2000, the property spans an impressive 732 square feet, providing generous dimensions throughout that create a welcoming atmosphere.

Upon entering, you will find the well-appointed kitchen that leads to the living area and a delightful conservatory, which serves as a lovely space to enjoy the garden views. The property boasts a contemporary bathroom and two comfortable bedrooms, making it an excellent choice for couples, small families, or those seeking a peaceful retreat.

One of the standout features of this home is the extensive enclosed rear garden, perfect for outdoor activities, gardening, or simply unwinding in a private setting. Additionally, the property benefits from off-road parking ensuring convenience for residents and guests alike.

Situated within a sought-after estate, this home is conveniently located close to all local amenities, including shops, schools, and parks. Furthermore, its excellent transport links make commuting a breeze, allowing easy access to nearby towns and cities.

This delightful end terrace house is a rare find in a highly desirable location, offering modern fixtures and fittings alongside a comfortable living space. Do not miss the opportunity to make this lovely property your new home.

Entrance Hall

2'5" x 7'7" (0.74m x 2.31m)

Via a decorative composite door this opens in to the welcoming entrance hall, having modern décor, tiled floor with doors leading to downstairs WC, living room, storage cupboard and doorway to the kitchen.

Downstairs WC

2'4" x 5'2" (0.71m x 1.57m)

Handy addition any busy household this room comprises of low flush WC, wash hand basin, wall mounted radiator and tiled floor to finish.

Kitchen

6'1" x 7'6" (1.85m x 2.29m)

The sleek kitchen is fitted with an array of white high gloss wall and base units providing storage, contrasting work surface over with sink, drainer and matching mixer tap, integrated electric oven and four ring gas hob with extractor fan over, space for tall fridge freezer, tile flooring and uPVC window to the front.

Living Room

12'5" x 14'5" (3.78m x 4.39m)

Step inside the bright and airy living space, decorated in neutral tones with aerial point in place, built in storage cupboard, stairs rising to first floor, wall mounted radiator, uPVC window to the side elevation and uPVC doors then open to the conservatory.

Conservatory

8'8" x 9'3" (2.64m x 2.82m)

Great addition to this home is the conservatory, this has been made in to a space all the family can enjoy all year round, with added wall mounted radiator and air-con making this space comfortable during all seasons, with uPVC windows and French doors to the garden, tiles to floor and neutral in décor.

Landing

From landing all doors lead to bedrooms and bathroom. Access to loft.

Bedroom One

12'7" x 7'7" (3.84m x 2.31m)

Generously sized master bedroom with two uPVC windows facing the front, not only giving lovely views but filling this space with natural light, having ample space to add storage and furniture with carpet to floor, neutral décor and wall mounted radiator to finish.

Bedroom Two

12'5" x 7'8" (3.78m x 2.34m)

Further good sized double bedroom with built in cupboard providing that extra storage we all crave, with neutral décor, carpet to floor, wall mounted radiator and uPVC window to the rear.

Bathroom

6'00" x 6'00" (1.83m x 1.83m)

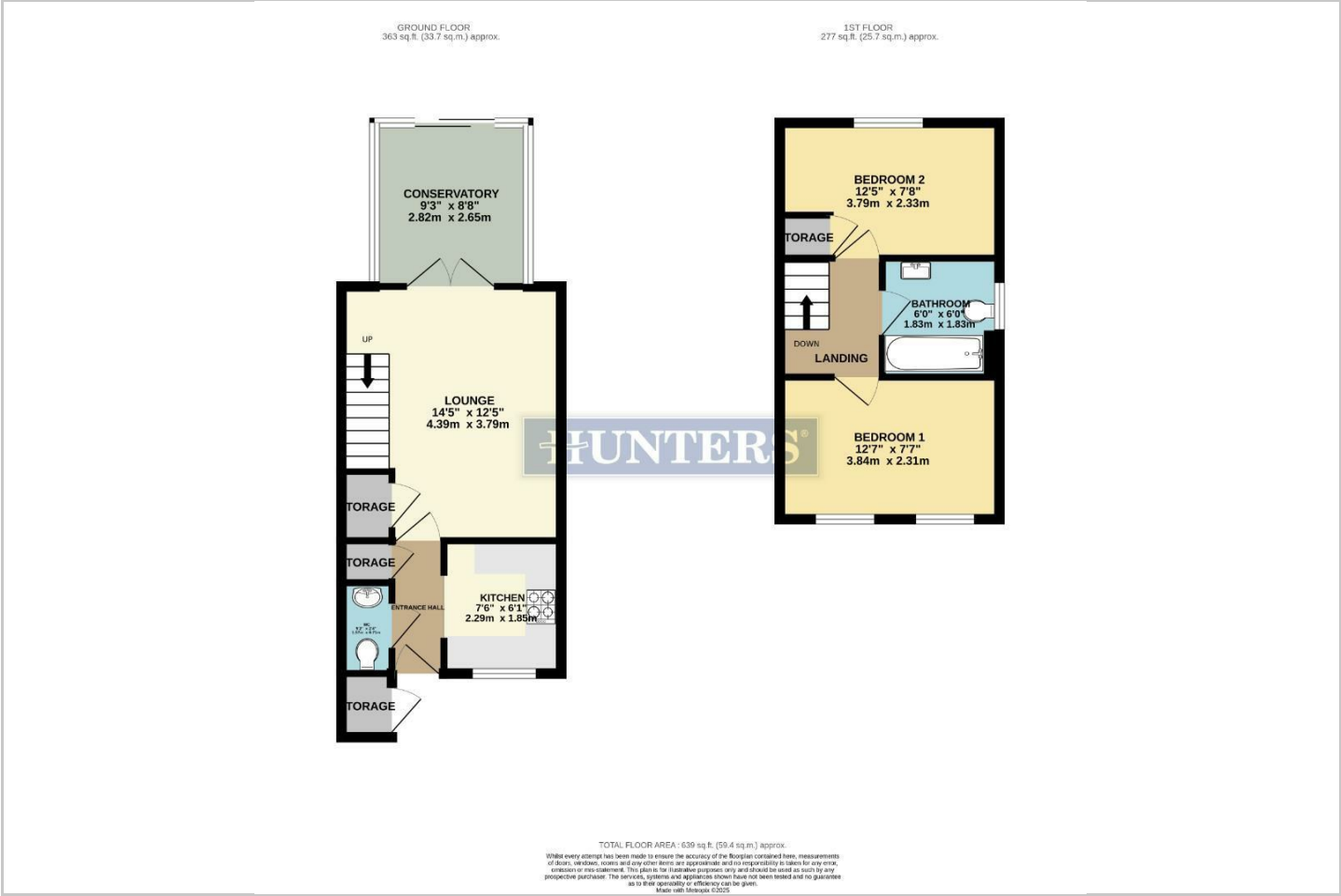
The perfect spot to relax and unwind this elegant family bathroom comprises of partially tiled in serene tones with three piece suite. Comprising panelled bath with shower over and glass screen, vanity unit with built in sink and low flush WC. Having tall heated towel rail and frosted uPVC window to finish.

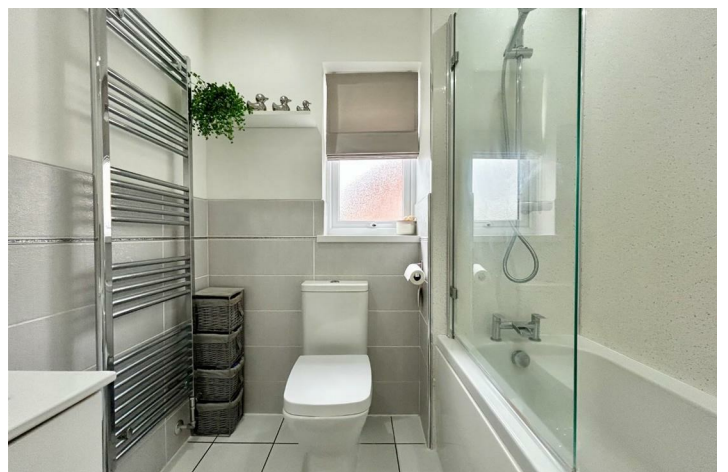
Exterior

The front of the property is beautifully presented and has great kerb appeal, with a well maintained drive allowing secure off road parking for up to two cars, with decorative pebbles to the side and path leading to front door as well as outside storage unit, wooden gate also gives access to the side and rear elevations.

The piece de-resistance of this property is the stunning, extensive and beautifully maintained rear garden, having paved and decked patio area, which is great spot for seating during the warmer months and entertaining guests, with slabbed pathway leading to the front of the property and having large lawned area with trees to the corner bringing splashes of colour to the view. Handy additions of sockets with cold water tap in place.

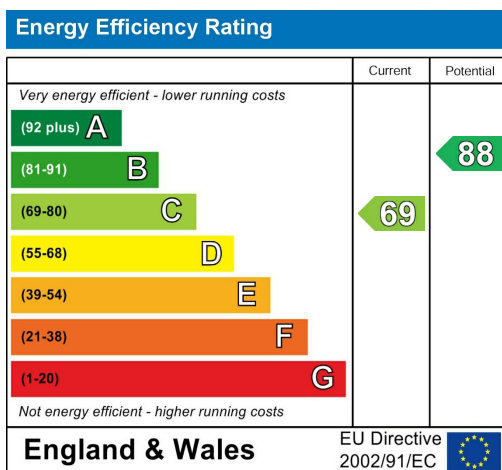
Floorplan







Energy Efficiency Graph



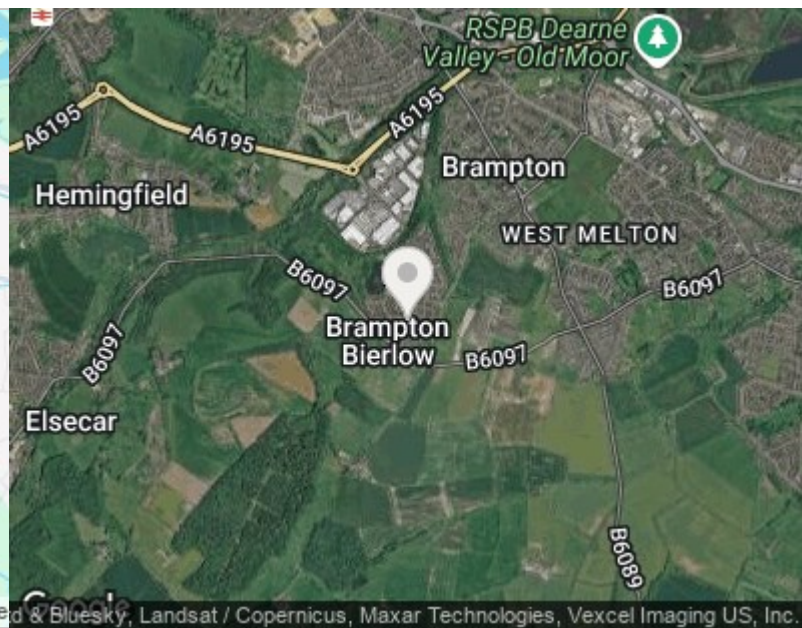
Viewing

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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