









welcome to

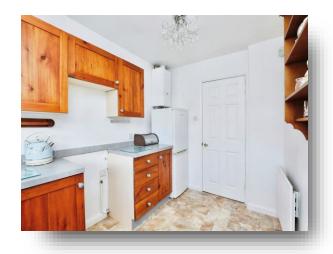
Brampton Meadows, Thurcroft Rotherham

Spacious TWO bedroom DETACHED BUNGALOW in Thurcroft having OFF ROAD PARKING and enclosed REAR GARDEN. Offered for sale with NO UPWARD CHAIN!!













Entrance Hall

Side facing timber glazed door leading into hallway having central heating radiator. Built in storage cupboard and airing cupboard.

Lounge

18' 10" x 10' MAX (5.74m x 3.05m MAX) Spacious lounge with the main focal point of the room being the fireplace housing gas fire. Front facing double glazed box bay window and further side facing double glazed window. Two central heating radiators.

Kitchen

10' x 7' (3.05m x 2.13m)

Fitted kitchen with a range of wall and base units set above and below worksurfaces incorporating stainless steel sink and drainer. Space for gas cooker, fridge freezer and plumbing for washing machine. Front facing double glazed window and central heating radiator. Wall mounted boiler.

Bedroom One

 $13' \times 8' \cdot 11'' (3.96m \times 2.72m)$ Rear facing double glazed window and central heating radiator.

Bedroom Two

9' 10" x 8' 10" ($3.00 \, \text{m} \times 2.69 \, \text{m}$) Side facing double glazed window and central heating radiator.

Bathroom

Three piece suite comprising low flush wc, pedestal wash hand basin and paneled bath with shower over. Partial tiling to walls, central heating radiator and side facing double glazed window.

Outside Space

Open plan laid to lawn garden to the front with driveway to the side. Possible space for caravan. Private laid to lawn garden to the rear accessed via two side gates having a range of mature plants and shrubs to borders. Paved patio area prefect for garden furniture. Shed.





welcome to

Brampton Meadows, Thurcroft Rotherham

- LOVELY TWO BEDROOM BUNGALOW
- WELL PRESENTED THROUGHOUT
- LOCATED AMIDST SIMILAR PROPERTIES
- WITHIN EASY REACH OF SHOPS AND OTHER AMENITIES
- FOR SALE WITH NO UPWARD CHAIN

Tenure: Freehold EPC Rating: C

offers in the region of

£190,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/DGT107236



Property Ref: DGT107236 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.





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