



Goodison Road, Brampton Bierlow Rotherham S63 6GA

welcome to

Goodison Road, Brampton Bierlow Rotherham

THE PREMIER LEAGUE OF FAMILY HOMES! Wow is the first word that came to mind when we saw this stunning detached property. Ticking all the boxes of family living & situated in this highly sought after location, only by an internal viewing can the size & standard be truly appreciated -CALL NOW!





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Ground Floor:

Entrance Hallway

Lounge

12' 4" x 14' 6" (3.76m x 4.42m)

Kitchen/ Dining Room

19' x 11' 2" (5.79m x 3.40m)

Conservatory

Utility Room

Downstairs W.C

1st Floor:

First Floor Landing

Bedroom One

12' 4" x 11' (3.76m x 3.35m)

En-Suite

Bedroom Two

10' 11" x 9' 1" (3.33m x 2.77m)

Bedroom Three

11' 10" x 8' 7" (3.61m x 2.62m)

Bedroom Four

9' 4" x 8' 6" (2.84m x 2.59m)

Bathroom

Exterior:

welcome to

Goodison Road, Brampton Bierlow Rotherham

- Spacious 4 bed det - excellent family home - Enviaible plot. Council Tax Band D. EPC C
- Highly sought after, modern style residential estate
- Absolutely stunning accommodation from top to bottom - immaculately presented
- Lounge, kitchen/diner with appliances, utility, conservatory
- D/stairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C
Council Tax Band: D

guide price

£310,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB116939



Property Ref:
MXB116939 - 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.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01709 583267



mexborough@williamhbrown.co.uk



4 Main Street, MEXBOROUGH, South Yorkshire,
S64 9DW



williamhbrown.co.uk