



1 Higham Road, Brampton Bierlow Rotherham S63 6FY

welcome to

1 Higham Road, Brampton Bierlow Rotherham

ELEVATE YOUR LIFESTYLE - with this stunning 4-bedroom detached home, perfectly situated in a sought-after residential estate. Designed with family living in mind with contemporary fixtures & fittings, spacious rooms, a larger than average garden & a double garage - CALL US NOW TO VIEW!





Ground Floor



First Floor

Ground Floor:

Entrance Hallway

Downstairs W.C

Lounge

15' 11" x 10' 2" (4.85m x 3.10m)

Family Room

9' 9" x 10' 10" (2.97m x 3.30m)

Kitchen/Dining Room

15' 1" x 5' (4.60m x 1.52m)

1st Floor:

Landing

Bedroom One

13' 3" x 9' 11" (4.04m x 3.02m)

En-Suite

Bedroom Two

12' 11" x 10' 6" (3.94m x 3.20m)

Bedroom Three

9' 1" x 10' 4" (2.77m x 3.15m)

Bedroom Four

7' 2" x 6' 7" (2.18m x 2.01m)

Bathroom

Exterior:

Double Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

welcome to

1 Higham Road, Brampton Bierlow Rotherham

- Luxurious 4 bedroom detached family home - executive build. EPC C. Council Tax D
- Highly sought after location - excellently placed for local amenities, schools, shops & transport links
- Beautifully presented with contemporary fixtures & fittings
- Spacious accommodation throughout - lounge, family room, kitchen/diner
- Downstairs W.C, en-suite & family bathroom

Tenure: Freehold EPC Rating: C

guide price

£350,000 - £360,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/MXB118231



Property Ref:
MXB118231 - 0002

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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