

# 1 Higham Road, Brampton Bierlow Rotherham S63 6FY



## welcome to

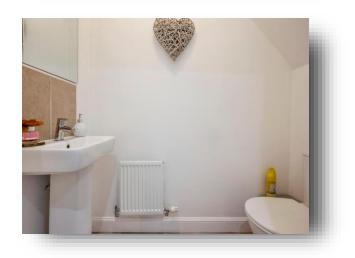
## 1 Higham Road, Brampton Bierlow Rotherham

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!















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#### **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 Garade

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# 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





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



Property Ref: MXB118231 - 0002 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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Please note the marker reflects the postcode not the actual property

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