







welcome to

Fairfield Close, Bramley Rotherham

£230,000 - START THE DREAM HERE - This three bedroom detached property is offered to market making the ideal purchase for the FTB/small family buyer. Situated in a sought after residential location being well placed to local amenities, transport links & schools. CALL TODAY TO ARRANGE A VIEWING!!!













Entrance Hall

Having a front facing double glazed door and a side facing double glazed window.

Lounge

14' into recess x 15' 8" (4.27m into recess x 4.78m) Having a front facing double glazed window and a radiator.

Kitchen

13' 9" x 8' 10" (4.19m x 2.69m)

Fitted with wall and base units housing the hob and the oven with worktops housing the sink & drainer. There is also space for a fridge/freezer Having a rear facing double glazed window and door and built in storage.

Rear Porch

Having a rear facing double glazed door and plumbing for a washing machine.

Bedroom One

14' 2" x 11' 3" (4.32m x 3.43m)

Having a front & side facing double glazed window and a radiator.

Bedroom Two

7' x 9' 5" (2.13m x 2.87m)

Having a rear facing double glazed window and a radiator.

Bedroom Three

6' 10" x 6' 9" (2.08m x 2.06m)

Having a rear facing double glazed window and a radiator.

Bathroom

Fitted with a bath with a shower over, a hand wash basin and a W.C. Having a side facing double glazed window and a heated towel rail.

Outside

To the front is a drive providing off road parking with a small lawned garden.

To the rear is a lawned garden, a patio and a garage.





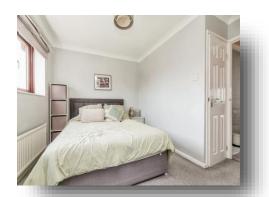
welcome to

Fairfield Close, Bramley Rotherham

- ***INTERNAL PHOTOS COMING SOON***
- Three bedroom detached property
- Beautifully presented accommodation throughout
- Sought after residential location
- Drive & garage providing off road parking

Tenure: Freehold EPC Rating: D

£230,000









postcode not the actual property

view this property online williamhbrown.co.uk/Property/RTF115017



Property Ref: RTF115017 - 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 quidance 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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