



61 Swangate, Brampton Bierlow, Rotherham, S63 6ER

Offers In Excess Of £240,000

Offering superb panoramic views across the lake is this well appointed family home. The property offers flexible living accommodation, and is currently laid out as a five bedroom home with a lounge and dining kitchen to the ground floor, three first floor bedrooms, and two bedrooms, one of which is en-suite, to the second floor. The property has a driveway providing off road parking and has a private enclosed rear garden. Viewing is thoroughly recommended to appreciate the space on offer within this great family home.

Merryweathers

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Entrance Hallway

With a front facing entrance door, central heating radiator and stairs rising to the first floor accommodation.

Downstairs WC



With low flush WC, wash hand basin, opaque glazed window and central heating radiator.

Lounge / Dining Room 26'4" x 15'8" (8.05 x 4.80)



This ideal family entertaining space formerly the garage, has been converted providing a perfect reception room. Benefiting from being dual aspect with front facing upvc window and rear facing upvc french doors entering the enclosed garden. With central heating radiator.

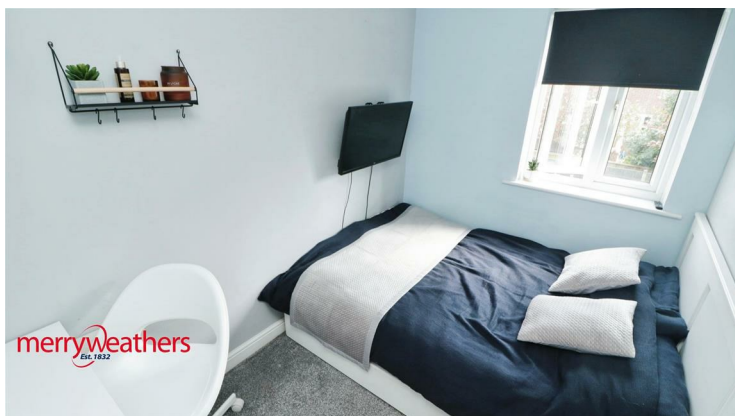
Kitchen 11'1" x 7'5" (3.39 x 2.28)



This impressive kitchen is fitted with a modern range of wall base and draw units enjoying a mineral work surface, complete with Range oven with extractor above, space and plumbing for an automatic washing machine. With integrated dishwasher the room hosts a rear facing upvc window and opening to the dining area.

First Floor Landing

Bedroom Five 6'7" x 9'9" (2.01 x 2.98)



With rear facing upvc window and central heating radiator.

Bedroom Three 9'10" x 8'9" (3.00 x 2.69)



With rear facing upvc french window and central heating radiator.

Bathroom



Hosting a three piece suite comprising of a panelled bath, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

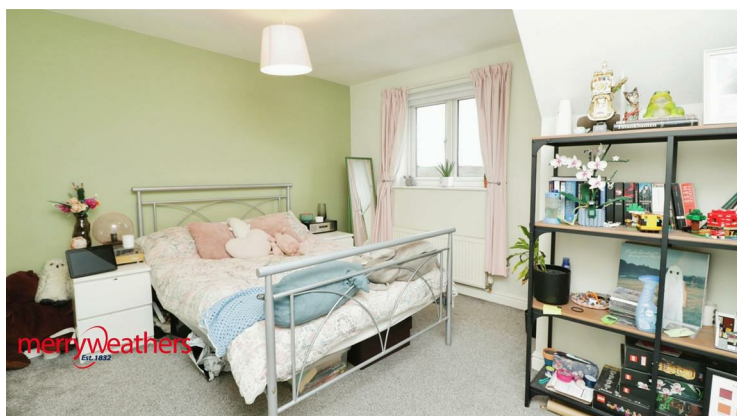
Bedroom Four 8'11" x 9'1" (2.72 x 2.79)



With front facing upvc window and central heating radiator

Second Floor Landing

Bedroom Two 15'9" x 10'4" (4.82 x 3.17)



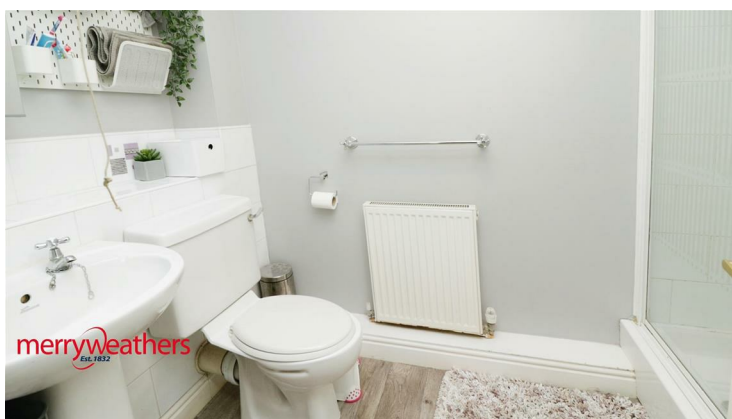
With stunning lake views, central heating radiator and additional fitted storage.

Master Bedroom 9'9" x 15'8" (2.99 x 4.79)



With a rear facing upvc window, central heating radiator and access to the en suite.

En Suite



With a three piece suite comprising of a walk in shower with electric shower above, pedestal hand wash basin and low flush WC. With central heating radiator.

External



To the front of the property is a driveway providing off road parking, whilst to the rear is an enclosed rear garden

Material Information

Council Tax Band - C

Tenure - Leasehold (£90 per annum, 125 years from 2002)

Property Type - Semi Detached

Construction Type - Brick built

Heating Type - Gas central heating

Water Supply - Mains water supply

Sewage-Mains Drainage

Gas Type - Mains Gas

Electricity Supply - Mains Electricity

All buyers are advised to visit the Ofcom website and open reach to gain information on broadband speed and mobile signal/coverage.

<https://www.openreach.com/>

<https://www.ofcom.org.uk/phones-telecoms-and-internet/advice-for-consumers/advice/ofcom-checker>

Parking type - Driveway

Building safety N/A

Restrictions N/A

Rights and easements N/A

Flooding – LOW

All buyers are advised to visit the Government website to gain information on flood risk. <https://check-for-flooding.service.gov.uk/find-location>

Planning permissions N/A

Accessibility features N/A

Coal mining area South Yorkshire is a mining area

All buyers are advised to check the Coal Authority website to gain more information on if this property is affected by coal mining.

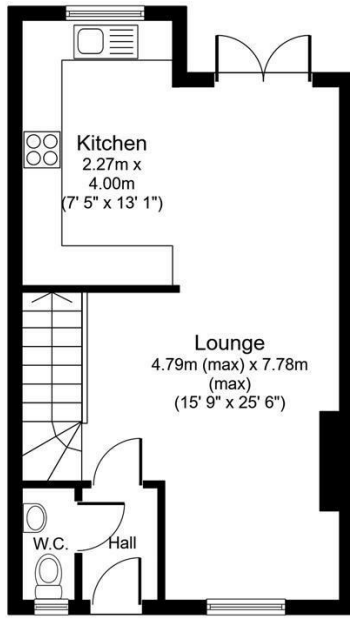
<https://www.groundstability.com/public/web/home.xhtml>

We advise all clients to discuss the above points with a conveyancing solicitor.

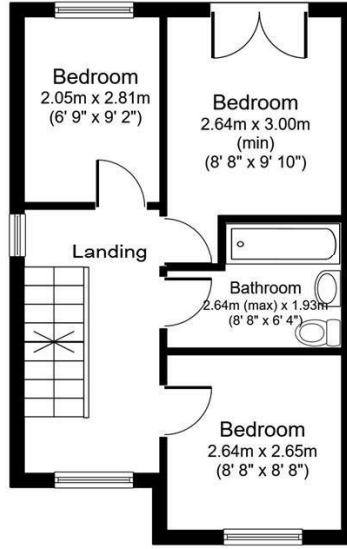
Floor Plan

61, Swangate, Brampton Bierlow, ROTHERHAM, S63 6ER

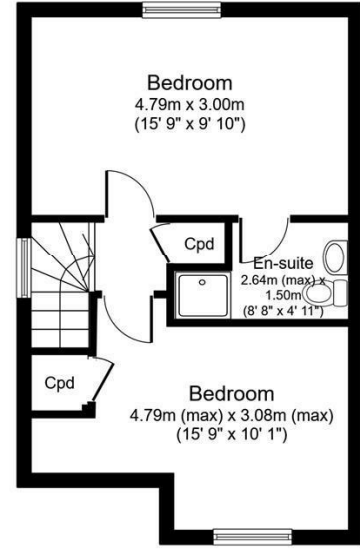
Total floor area 110.3 sq.m. (1,188 sq.ft.) approx



Ground Floor



First Floor



Second Floor

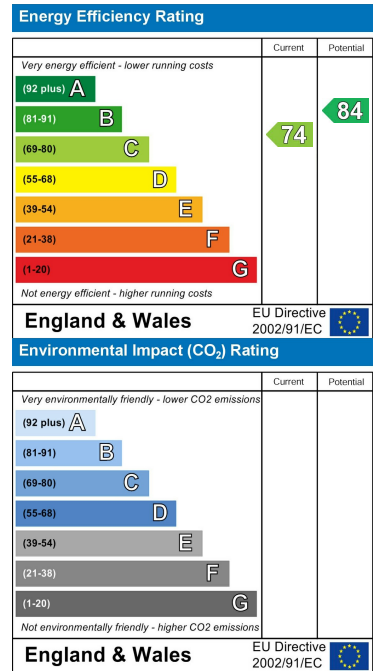
Floor plans are for identification purposes only. All measurements are approximate.

Created using Vision Publisher™

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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