



48 Collier Court, Brampton Bierlow, Rotherham, S63 6FB

Asking Price £170,000

Situated to the head of this ideal cul de sac, is this deceptively spacious three bedroom town house. Offered with separate garage and off road parking, the property has been maintained to a high standard by the current vendor boasting exemplary standards within. Ideally placed for the commuter, with the M1 and A1 both within easy reach an early viewing is thoroughly recommended.

Merryweathers

Merryweathers are leading Estate Agents in Rotherham, Barnsley, Doncaster, Maltby, Mexborough & the whole of South Yorkshire. Founded in 1832, the company has maintained a strong, independent tradition, and a passion for properties ever since. Whether you're looking to rent in Rotherham or move to Maltby, whether you're a Barnsley business or a first-time buyer in Doncaster or Mexborough, we've got the experience, the knowledge and the qualifications to help you progress perfectly.

Entrance Hallway

With a front facing entrance door, central heating radiator and access to the ground floor accommodation.

Downstairs WC



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

Lounge 16'4" x 15'1" (5.00 x 4.60m)



With a front facing upvc window, central heating radiator and the focal point of the room being the decorative fireplace with living flame electric fire inset.

Dining Kitchen 15'1" x 8'2" (4.60 x 2.50m)



Set beneath the rear facing UPVC double glazed window and incorporated into the roll edge work surface is a stainless steel drainer sink unit with mixer tap. The kitchen is fitted with a comprehensive range of wall, base and drawer units. With space and plumbing for an automatic washing machine, With central heating radiator and upvc french patio doors entering the rear garden.

Principal Bedroom 13'5" x 8'2" (4.11 x 2.50m)



With front facing upvc window and central heating radiator.

Bedroom Two 10'5" x 8'2" (3.20 x 2.50m)



With rear facing upvc window and central heating radiator.

Bedroom Three 9'10" x 6'6" (3.00 x 2.00m)



With front facing upvc window and central heating radiator.

Bathroom 6'6" x 5'6" (2.00 x 1.70m)



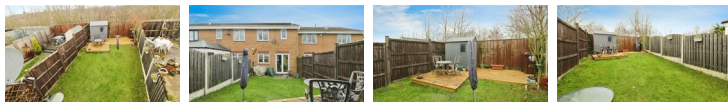
Hosting a three piece suite comprising of a panelled bath with thermostatic shower above, pedestal hand wash basin and low flush WC. With central heating radiator and opaque double glazed window.

Garage



Single garage, secured by an up and over garage door preceded by driveway.

External



Situated at the head of this cul de sac, the front has a footpath leading to the front entrance door. To the rear, enjoying a degree of privacy is a mainly laid to lawn garden with paved patio area.

Material Information

Council Tax Band - B

Tenure - Freehold

Property Type - Town House

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

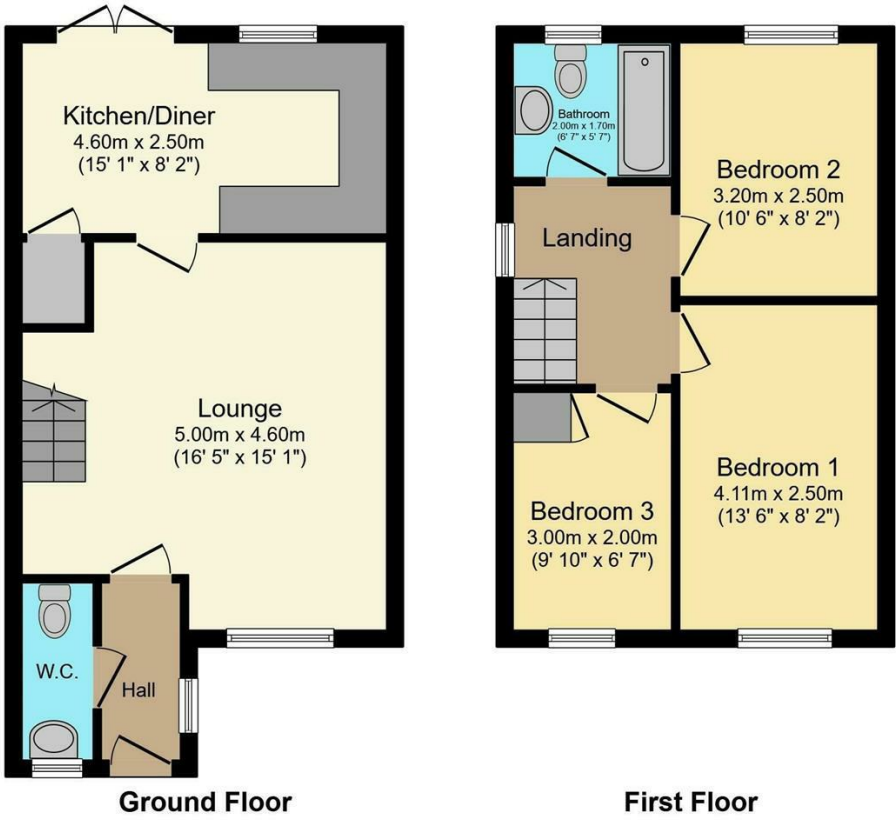
Coal mining area South Yorkshire is a mining area

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.

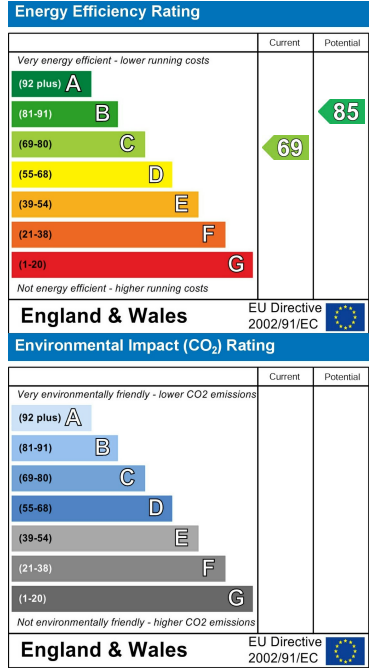
Floor Plan



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.

