



7 Cooper Close, Brampton Bierlow, Rotherham, S63 6LS

Offers In Excess Of £325,000

Offering executive living accommodation throughout including four double bedrooms is this impressive detached family home. Tucked away upon this cul de sac, the property offers off road parking for a number of vehicles and double garage, with extensive laid to lawn gardens to the rear. The property is sold with no vendor chain and immediate vacant possession.

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.

Material Information

Council Tax Band - E

Tenure - Freehold

Property Type - 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

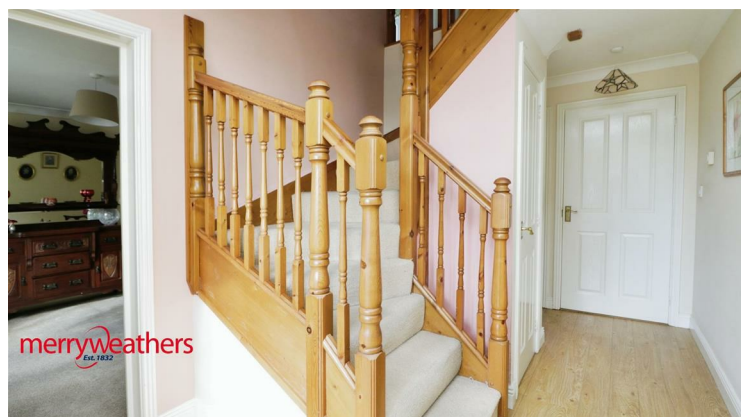
Coal mining area South Yorkshire is a mining area

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.

Entrance Hallway



With a front facing entrance door, central heating radiator

and turned staircase stairs rising to the first floor accommodation with useful under stair storage.

Lounge 11'4" x 21'5" (3.46 x 6.53)



With a front facing upvc window, central heating radiator, decorative coving to the ceiling and the focal point of the room being the decorative fireplace with living flame gas fire inset. There are rear patio french doors entering the well appointed rear garden.

Dining Room 10'11" x 11'3" (3.35 x 3.45)



With front facing upvc window and central heating radiator.

Breakfasting Kitchen 15'10" x 14'7" (4.84 x 4.47)



This impressive kitchen is fitted with a modern range of wall base and draw units, complete with appliances to include a gas hob, with extractor above and separate electric oven. There are integrated items to include a fridge and freezer and dishwasher, there are rear facing patio doors over looking the well appointed garden, central heating radiator and access to the utility room.

Utility Room



Range of base units with single drainer sink unit, there is space and plumbing for an automatic washing machine and rear facing entrance door. The room also hosts the wall mounted central heating boiler.

Downstairs WC



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

Landing

With access to the first floor accommodation.

Master Bedroom 11'6" x 11'8" (3.51 x 3.57)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

En Suite



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

Bedroom Two 11'8" x 11'3" (3.57 x 3.44)



With a front facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Three 11'0" x 9'9" (3.36 x 2.98)



With a rear facing upvc window, central heating radiator and comprehensive fitted wardrobes.

Bedroom Four 10'11" x 9'8" (3.35 x 2.95)



With a rear facing upvc window and central heating radiator.

Bathroom



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

Large brick built double garage secured by two single up and over doors.

External

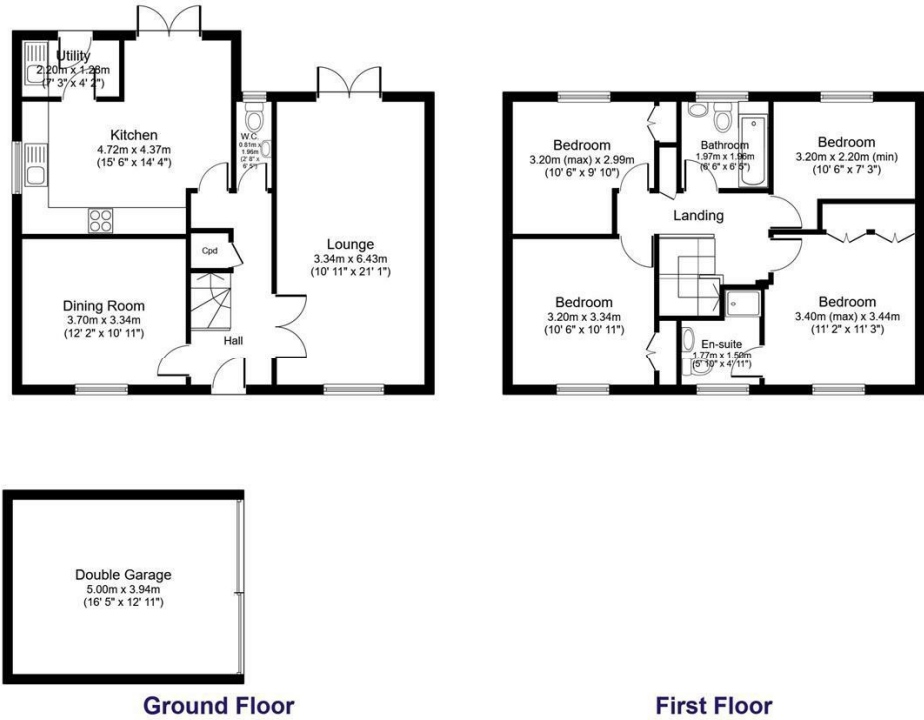


To the front is a driveway with off road parking for a number of vehicles. To the rear are extensive laid to lawn gardens with patio and decked areas also hosting a garden shed.

Floor Plan

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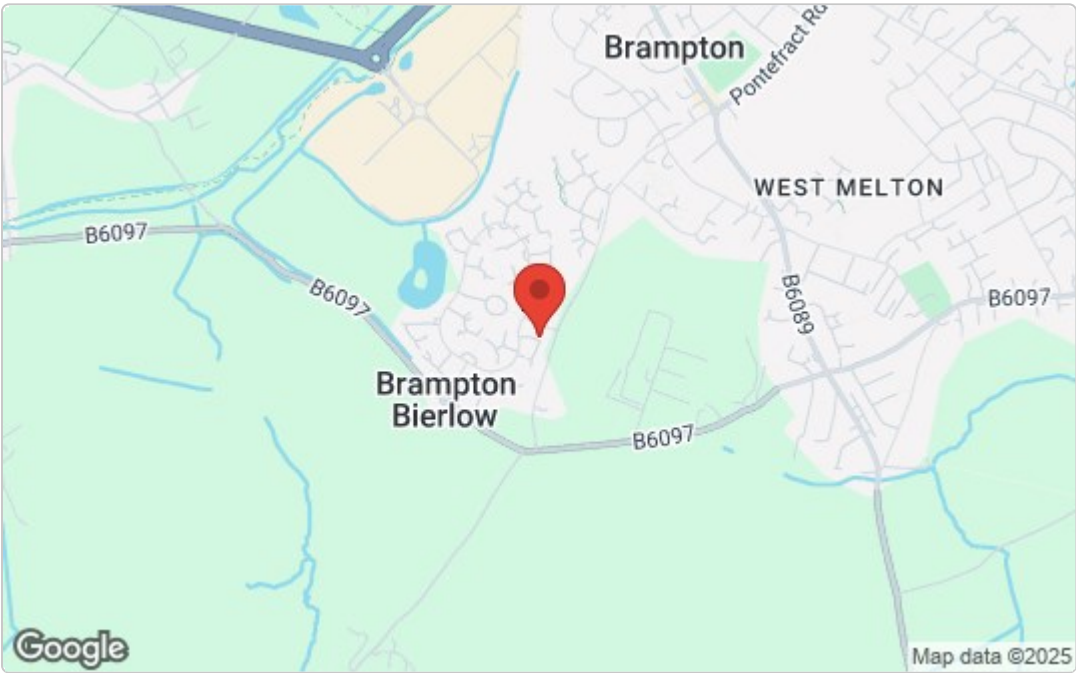
Total floor area 123.1 sq.m. (1,325 sq.ft.) approx (Excluding Garage)



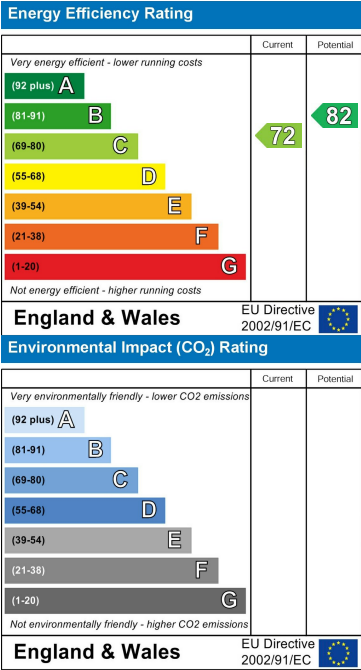
Floor plans are for identification purposes only.
All measurements are approximate.

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Area Map



Energy Efficiency Graph



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