



15 Balmer Rise, Bramley, Rotherham, S66 1WG

Asking Price £389,995

TAKE A LOOK AROUND THIS STUNNING 4 DOUBLE BED DETACHED PROPERTY, located on a sought after estate in Bramley. The property has been upgraded throughout with extension to the rear, new heating system, new ensuite and much more! Bramley is a popular village location with direct links to Rotherham, Sheffield and Doncaster, good transport links, close to local amenities and reputable schools. This family home briefly comprises of; Entrance hall, living room, snug, WC, Utility room, kitchen/dinner, sunroom/lounge, landing, master bedroom with ensuite, three further bedrooms, family bathroom and garage. Book your viewing now!

Entrance Hall

Through the grey Composite door leads you into the welcoming entrance hall, with stairs raising to the first floor, doors leading to the living room, snug, WC and kitchen/diner.

Living Room



The living room benefits from uPVC bay window drenching the room in natural light, grey carpet, wall mounted radiator and white interior walls.

Kitchen / Diner



The kitchen/diner is perfect for hosting, comprising of black gloss cabinets, integrated appliances, breakfast bar seating, granite work-surfaces, uPVC window overlooking the garden and open plan living/dining space which is great for family life.

Sunroom / Lounge



Hosting bifold doors opening onto the garden, wooden flooring and large opening from the kitchen/diner.

WC

Utility room

Snug



Currently used as a home office but could be used as a snug, playroom or a downstairs bedroom if desired, comprises uPVC bay window, wall mounted radiator and grey carpet.

Landing

The landing comprises storage cupboard housing the water tank and doors leading to all bedrooms and bathroom.

Master Bedroom



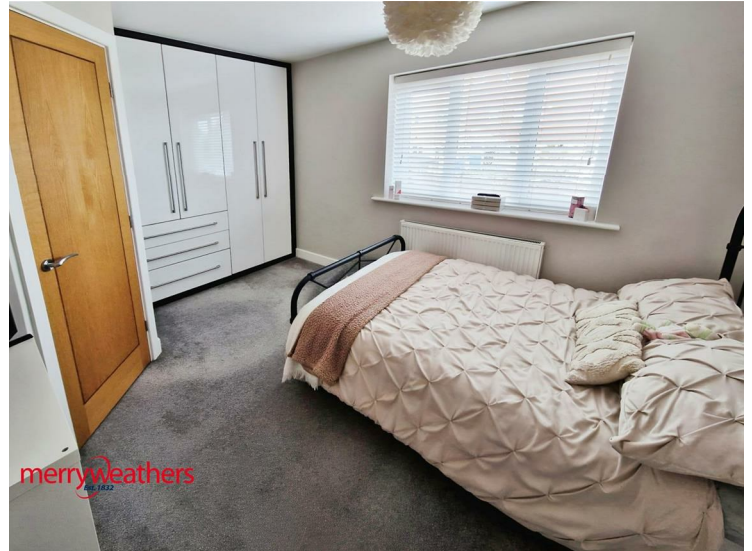
The spacious master bedroom suite comprises of a feature panelled wall, grey carpet, wall mounted radiator, uPVC bay window and door leading to the ensuite.

Ensuite



Newly added, the ensuite benefits from been fully tiled in marble tiles with feature green brick style tiles, walk in shower, low flush WC, vanity unit housing the sink and uPVC window.

Bedroom 2



The bedroom benefits from fitted wardrobes, uPVC window overlooking the garden, wall mounted radiator, white walls and grey carpet.

Bedroom 3



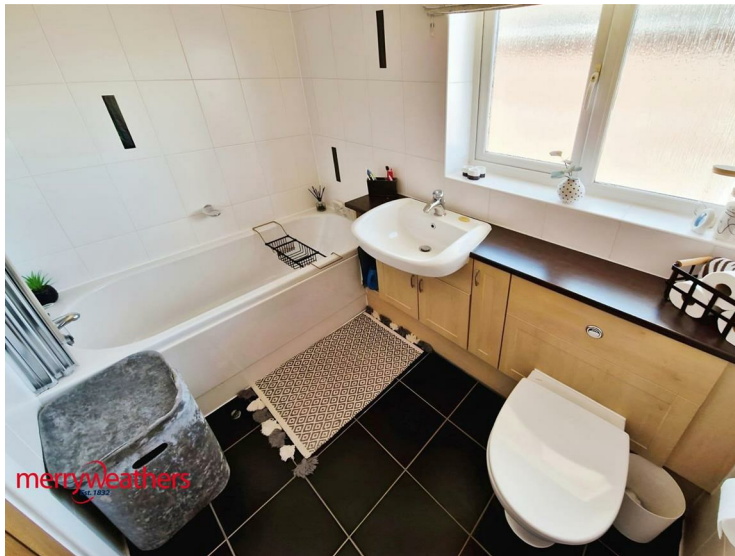
This double bedroom comprises of uPVC window, grey carpet, white walls and wall mounted radiator.

Bedroom 4



The fourth bedroom benefits from fitted wardrobes, grey carpet, uPVC window and wall mounted radiator.

Bathroom



The family bathroom benefits from been fully tiled, white bath with shower over, uPVC window, vanity unit housing low flush WC and white ceramic sink.

Garage

With power and lighting.

Exterior



Marketing Material

Council Tax Band E

Tenure Freehold

EPC Rating C

Property Type Detached 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 Garage

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 convincing solicitor.

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B		79	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A		87	80
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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 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.

www.merryweathers.co.uk

Merryweathers (Rotherham) Limited Shiphill, Rotherham, S60 2HG

Tel: 01709 375591 E-mail: residential@merryweathers.co.uk

Offices also at: Doncaster, Barnsley, Mexborough & Maltby

Registered Office: 47 Moorgate Street, Rotherham, S60 2EY

Registered in England and Wales No. 6679044

