



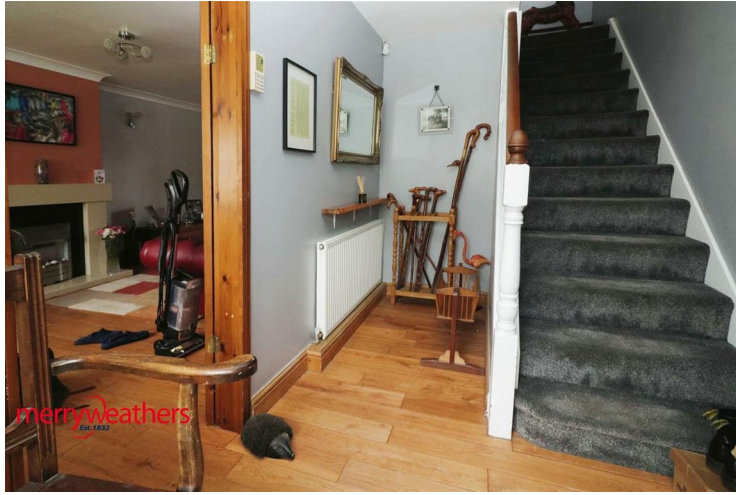
5 Crosby Avenue, Bramley, Rotherham, S66 2UG

Offers Over £210,000

An exceptionally well presented and extended three bedroom semi detached house in an extremely convenient location off Flash Lane. The property offers spacious accommodation complemented by gas central heating from a combi boiler, uPVC double glazing, Dining Room extension and re-fitted Kitchen and Shower Room.

The property is only a moments drive from the excellent complement of facilities and amenities on offer in both Bramley and Wickersley together the the M18 intersection.

ENTRANCE HALL



With uPVC door, radiator, cupboard and wood block flooring

LOUNGE



With contemporary fireplace surround and electric fire, front facing uPVC bay window, radiator and wood block flooring. A glazed door opens into the Dining Room extension

DINING ROOM



With uPVC double doors and side facing uPVC window, double panelled radiator and laminate flooring

KITCHEN



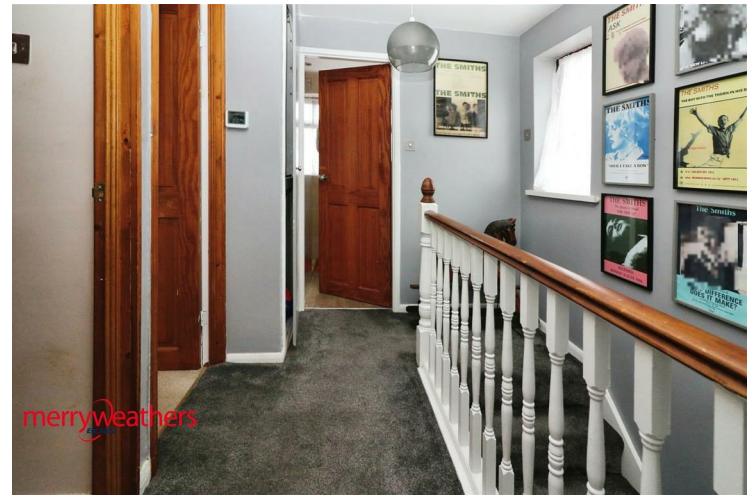
With a range of fitted high gloss base and wall

cupboards and inset stainless steel sink set beneath the rear facing uPVC window. Integrated electric hob with high level extractor and electric oven and microwave. Space and plumbing for washing machine. Slate floor.

REAR ENTRANCE PORCH

With uPVC entrance door

LANDING



With side facing uPVC window and cupboard housing the 'Ideal' gas combi boiler.

FRONT BEDROOM



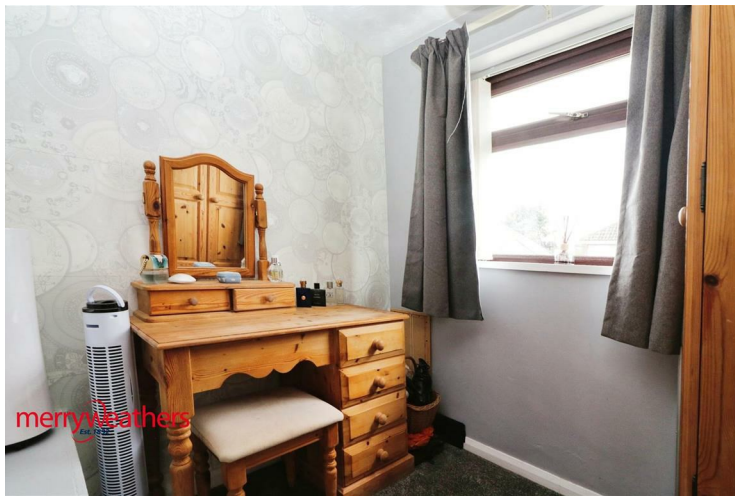
With radiator and uPVC window

REAR BEDROOM



With radiator and uPVC window

FRONT BEDROOM THREE



With uPVC window and radiator

SHOWER ROOM



With walk-in tiled shower enclosure, vanity wash hand basin and W.C. Tiling to the walls and floor, heated towel rail and uPVC opaque window.

OUTSIDE



A concrete drive leads past the lawned front garden to double gates opening into the rear garden with brick Garage and lawn

MATERIAL INFORMATION

Council Tax Band: B

Tenure : Freehold

Property Type Semi detached house

Construction type Brick

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 Drive & 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 conveyancing solicitor

Floor Plan

5 Crosby Avenue, Bramley, ROTHERHAM, S66 2UG

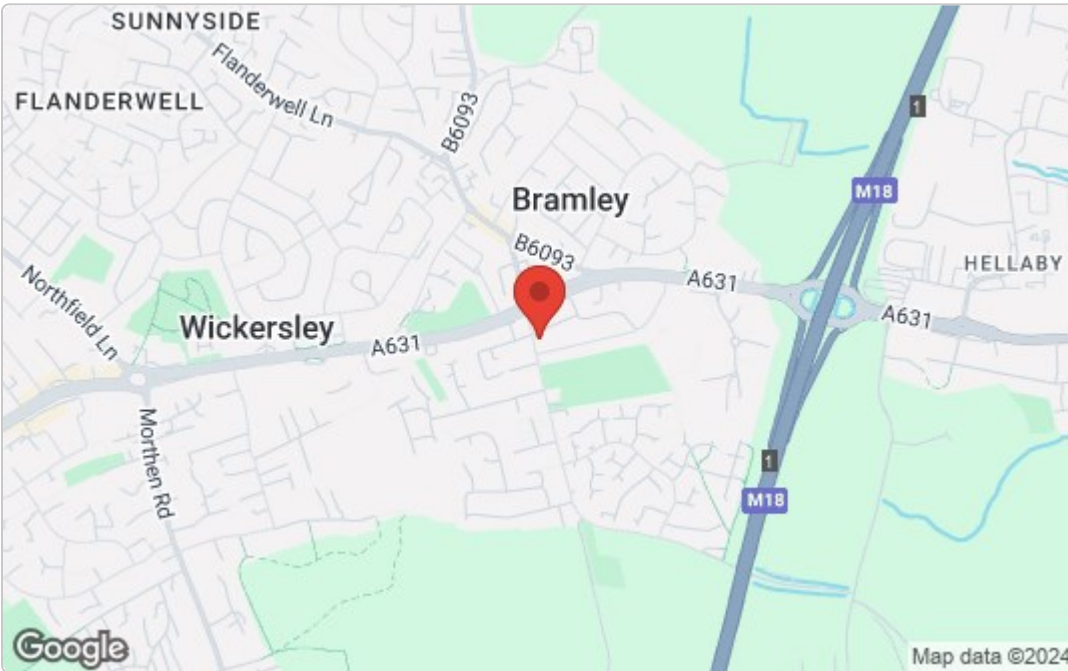
Total floor area 90.7 sq.m. (976 sq.ft.) approx (Excluding Garage)



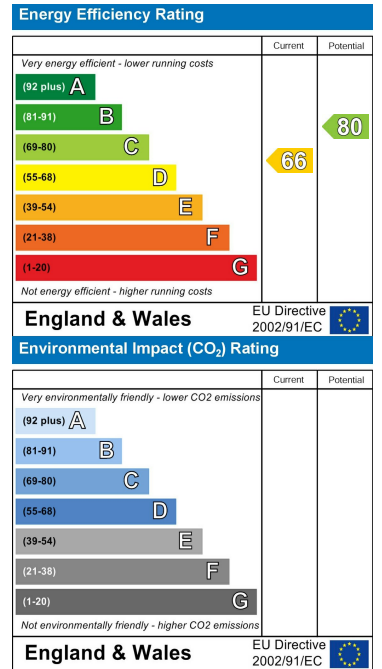
Floor plans are for identification purposes only. All measurements are approximate.

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Area Map



Energy Efficiency Graph



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