



7 Blackthorn Avenue, Bramley, Rotherham, S66 2LU

Offers In The Region Of £185,000

A recently re-furbished three bed roomed end town house forming the ideal purchase for the first time buyer. The property is conveniently located for nearby Schools and Shops and only a moments drive from neighbouring Wickersley and the M18 intersection

Benefitting from GAS CENTRAL HEATING, uPVC DOUBLE GLAZING AND RE-FITTED KITCHEN AND BATHROOM, The accommodation comprises: Hall, through Lounge/Dining Room, re-fitted Kitchen, three Bedrooms and newly installed Bathroom suite. There are gardens to both front and rear with off-road car parking.

ENTRANCE HALL

With composite door, radiator and side facing uPVC window

THROUGH LOUNGE 12'5" x 22'4" (3.81 x 6.81)



With front facing uPVC window and uPVC double doors opening into the rear garden. Two radiators and ceiling downlighters

KITCHEN 7'3" x 12'5" (2.22 x 3.79)



Re-fitted with a range of base and wall units with stainless steel sink and monobloc mixer tap set beneath the rear facing uPVC window. Integrated halogen hob with electric oven beneath and high level extractor hood. Built-in dishwasher.

FIRST FLOOR LANDING

With side facing uPVC window and loft hatch

FRONT BEDROOM 12'5" x 12'5" (3.81 x 3.81)



With radiator and uPVC window

REAR BEDROOM 12'5" x 9'8" (3.81 x 2.96)



With radiator and uPVC window

FRONT BEDROOM 8'8" x 7'10" (2.65 x 2.41)

With radiator, storage cupboard and uPVC window

BATHROOM 7'3" x 5'2" (2.21 x 1.6)

With contemporary white suite comprising a panelled bath with shower above, vanity wash hand basin and W.C. Two uPVC opaque windows, heated towel rail and ceiling downlighters

OUTSIDE



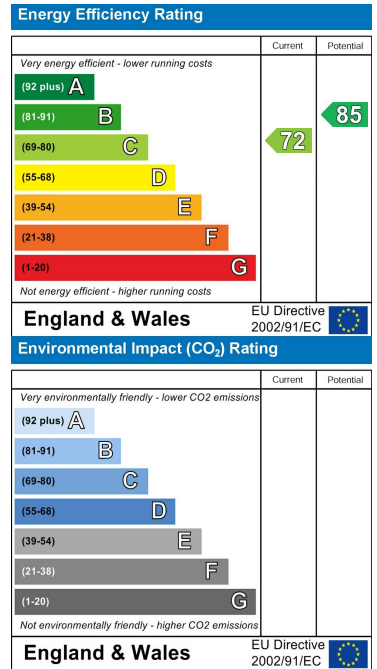
To the front is a lawned garden with off-road car parking space whilst to the rear is a good sized enclosed lawned garden

Floor Plan

Area Map



Energy Efficiency Graph



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