



151 Main Street, Bramley, Rotherham, S66 2SF

**Offers In The Region Of £180,000**

A charming stone built 3 storey/3 bedroom end terraced Cottage located in the heart of the village. The Cottage has undergone considerable renovation and incorporates gas central heating, uPVC double glazing, re-fitted Kitchen and Bathroom. To the rear is a Cottage-style garden with converted Garage. The accommodation comprises: Lounge, re-fitted Dining Kitchen with Cellar, two first floor Bedrooms and Bathroom, second floor double Bedroom.



### LOUNGE 13'5" x 12'4" (4.09m x 3.76m)



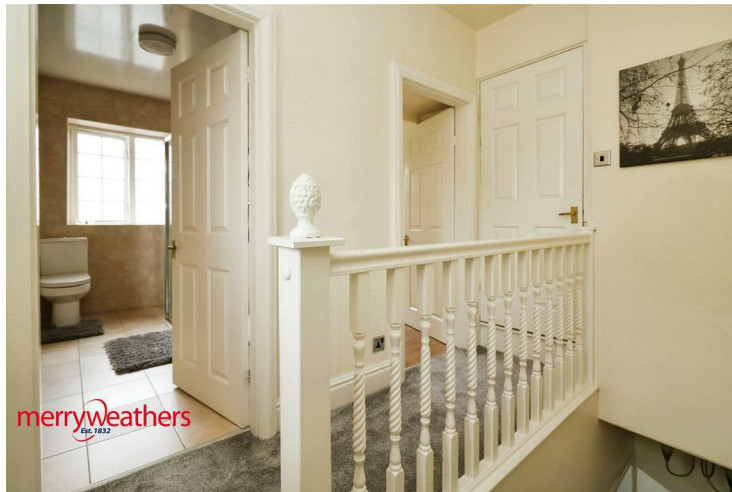
With composite front entrance door and uPVC window. Feature brick fireplace and recessed electric stove. Radiator.

### DINING KITCHEN 12'11" x 12'4" (3.94m x 3.76m)



Re-fitted with a range of base and wall units finished in white with contrasting work surfaces. Inset stainless steel sink and monobloc tap set beneath the rear facing uPVC window with uPVC door to one side. Integrated gas hob with electric oven and high level extractor hood. Built-in fridge/freezer and washing machine. Tiled splashbacks and polished tiled floor. Storage cellar leading off.

### FIRST FLOOR LANDING



### FRONT BEDROOM 12'3" x 10'8" (3.73m x 3.25m)



The measurement excluding the built-in wardrobes to one wall. uPVC window and radiator

### REAR BEDROOM TWO 8'4" x 6' (2.54m x 1.83m)



With radiator, uPVC window and cupboard

### BATHROOM 6' x 10' (1.83m x 3.05m)



With glass shower enclosure, vanity wash basin and W.C. Tiling to the walls and floor. uPVC opaque window and heated towel rail.

### SECOND FLOOR BEDROOM 14'3" x 12'3" (4.34m x 3.73m)



With uPVC window, radiator and built-in under eaves storage cupboard

### OUTSIDE



To the front is a small buffer garden with stone steps. To the rear is an enclosed flagged garden with side gate.

The detached sectional Garage is currently utilised as a games room.

## **MATERIAL INFORMATION**

Council Tax Band: A

Tenure : Freehold

Property Type End terrace Cottage

Construction type Stone

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 conveyancing solicitor.

Floor Plan

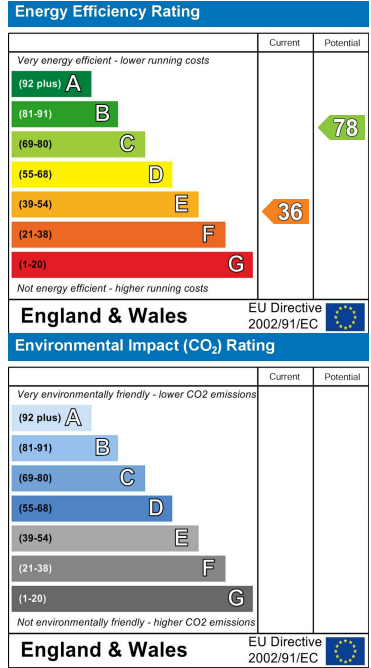


Area Map



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Energy Efficiency Graph



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