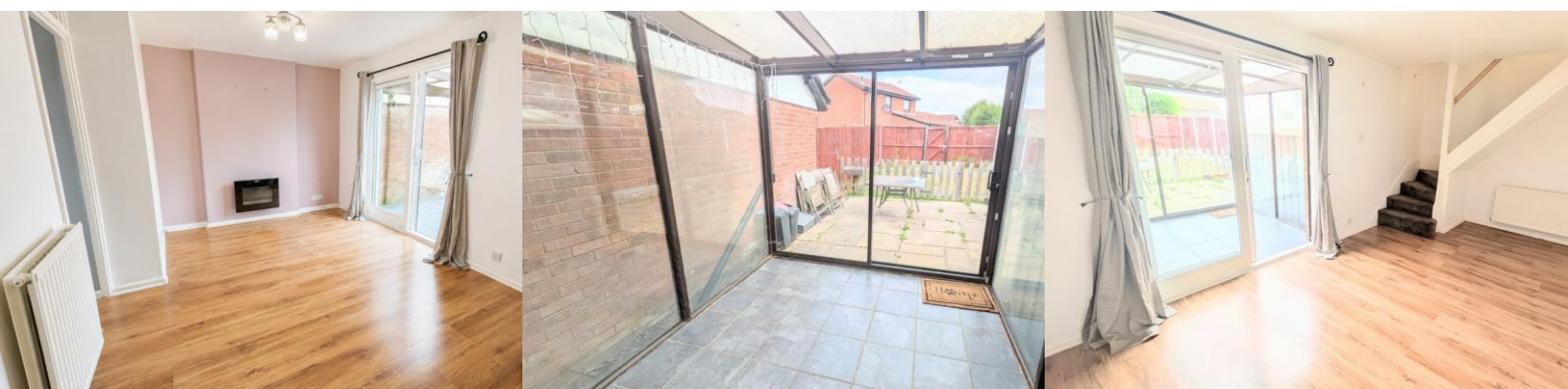




Grasby Court
Rotherham, S66 3YB

Offers Over
£150,000

Overview

No chain

Two bedrooms

Mid terrace house

Low maintenance gardens

Desirable location

Close to local amenities



Description

FOR SALE – GRASBY COURT, BRAMLEY, S66 Offers over £150,000

Crucible Homes are delighted to present this well-proportioned two-bedroom home, situated in the sought-after residential area of Bramley. Offering spacious accommodation throughout, this property is ideal for first-time buyers, small families or those looking to downsize.

Conveniently located on the popular Grasby Court development, the property benefits from excellent local amenities including supermarkets, independent shops, cafés, schools and healthcare facilities. Bramley offers superb transport links, with easy access to the M18, M1 and A630, making commuting to Rotherham, Sheffield and Doncaster straightforward. Nearby parks and green spaces also provide plenty of opportunities for outdoor recreation.

Internally, the property offers a spacious lounge, fitted kitchen, conservatory, two well-sized bedrooms and a family bathroom. Externally, there is an enclosed rear garden with patio and lawn, providing an ideal space for relaxing or entertaining.

Early viewing is highly recommended to appreciate everything this home has to offer.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

ENTRANCE HALL A welcoming entrance hall accessed via the front door, providing access to a useful storage cupboard, ideal for coats, shoes and household items. Access into the conservatory and stairs.

LOUNGE 16' 7" x 10' 6" (5.066m x 3.221m) A spacious and well-proportioned lounge offering a comfortable living space. The room provides access to the kitchen, conservatory and staircase leading to the first floor, creating a practical and well-connected layout for modern family living.

KITCHEN 10' 9" x 5' 10" (3.285m x 1.781m) A well-presented galley-style kitchen fitted with a range of cream wall and base units, complemented by work surfaces and an integrated oven. There is space and plumbing for a washing machine, space for an under-counter fridge and freezer, and a stainless steel sink with drainer. A front-facing double glazed window allows plenty of natural light into the room.

CONSERVATORY 7' 7" x 7' 9" (2.331m x 2.381m) Sliding doors provide access into the conservatory, which in turn opens onto the patio, creating a seamless transition between the indoor and outdoor living spaces.

LANDING Access into all first floor rooms

MASTER BEDROOM 12' 5" x 7' 7" (3.808m x 2.331m) A spacious master bedroom with a rear-facing aspect, featuring a double glazed window that allows for plenty of natural light. The room is carpeted and benefits from a freestanding wardrobe, providing useful storage space.

BEDROOM 8' 2" x 8' 7" (2.49m x 2.619m) A well-proportioned second bedroom with a front-facing aspect, featuring a double glazed window and a radiator, creating a bright and comfortable space suitable as a bedroom, guest room or home office.

BATHROOM 8' 2" x 5' 3" (2.505m x 1.602m) A three-piece bathroom suite comprising a panelled bath with shower over and glass shower screen, a low-flush WC, and a wash hand basin.

GARDEN Accessed via the conservatory, the rear garden features a paved patio area, ideal for outdoor seating and entertaining. A fenced gate leads through to a mainly lawned garden, providing a pleasant outdoor space with secure boundaries.

