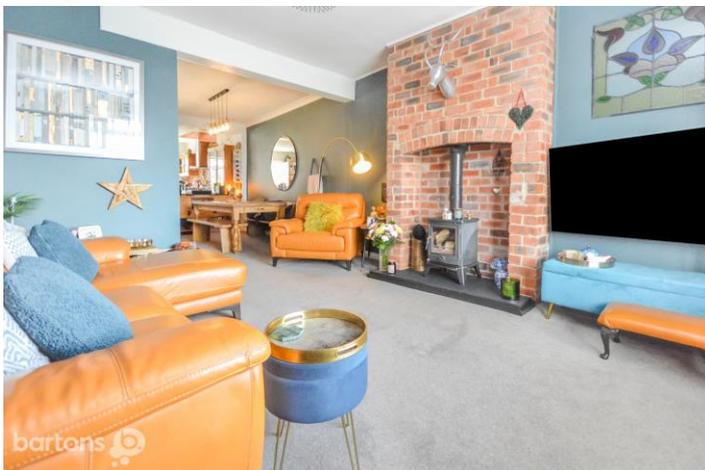




## **Valley View Terrace, Cross Street, Bramley** Rotherham S66 2SA

**Offers in the Region Of £340,000**



- **Deceptively Spacious & Beautifully Presented Semi-Detached Home**
- **Modern Open Plan Living, Feature Log Burning Stove**
- **Three Double Bedrooms, Two Bathrooms & Separate WC**
- **Large Double Garage & Workshop**
- **Versatile Accommodation Over Four Levels**
- **Utility Room, Downstairs WC, Converted Cellar with Gas Central Heating & Electrics**
- **Rear Low Maintenance Garden with Patio & Pergola**
- **FREEHOLD / Council Tax Band B**

Situated in the heart of Bramley village, this deceptively spacious semi-detached home is ideally located close to a range of local shops, popular schools—including being within the catchment area for Wickersley Sports College—as well as restaurants and traditional public houses.

The property stands beautifully and is approached via a gated entrance with a resin pathway leading through the garden to the front door, while to the rear there is a **DOUBLE GARAGE**.

Internally, the accommodation is arranged over four levels. The entrance hall opens into a stylish open-plan living space, featuring a cosy lounge with a log-burning stove set within a feature fireplace, a dining area, and a fitted kitchen complete with integrated appliances. There is access to a downstairs WC, a useful utility room and steps leading down to a converted cellar, which benefits from electrics and gas central heating—offering excellent additional living or storage space.

The first floor comprises two bedrooms, including an exceptionally spacious master bedroom with a dressing area and en-suite shower room. A modern family bathroom with a shower over the bath completes this level.

To the second floor is a generous attic conversion providing a further large bedroom, along with access to a WC.

Externally, the property boasts a privately enclosed, low-maintenance rear garden with artificial lawn and a patio area with pergola—ideal for outdoor entertaining. A gate provides access to a rear double garage and workshop, while a paved driveway offers ample off-road parking.



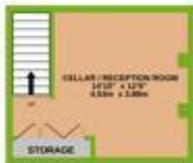


REAR GARDEN  
107 sq ft (9.97 sq m) approx.

DRIVING ROOM  
18.8 sq ft (1.74 sq m) approx.

FRONT GARDEN  
108 sq ft (10.01 sq m) approx.

CELLAR  
120 sq ft (11.15 sq m) approx.



TOTAL FLOOR AREA - 1649 sq ft (153.2 sq m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with floorplan 6/2020



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### How to make an Offer

If you are interested in this property then it is important that you contact us at your earliest convenience. Failure to do so can result in unnecessary costs and may ultimately lead to you losing out on the property.

For any offer you wish to make we will need to establish certain details before negotiation can take place. This is so that our vendor can make an informed choice when negotiating and accepting your offer. You will be asked to make an early appointment so that we can suitably qualify your position and ability to proceed.

You will be asked to provide formal I.D. and address verification, as required under new Anti-Money Laundering Legislation. You might also have one or two questions for us, such as which solicitor to choose, or which mortgage lender has the best offers available for me. We have a one stop shop to satisfy all of these needs so please ask.

We routinely offer to assist both potential buyers and sellers by referring them to local and regional conveyancing firms to aid with the legal work in respect of a sale and / or purchase. It is your decision whether you choose to deal with them. However, you should be aware that, if you choose to adopt their services we may receive a fee of up to £135 plus VAT for recommending them.



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**\*\* CARE - Buyers should also seek further clarification regarding broadband connections, speeds, mobile phone signal and coverage, risk of floods, risks associated with coalfield or coal mining and details of any local planning applications which may affect your decision to purchase this property. Useful links are available via our website [www.bartons-net.co.uk/links](http://www.bartons-net.co.uk/links)**