



## Gileswood Crescent

Brampton Bierlow, Rotherham, S63 6BU

Offers In The Region Of £200,000 -  
£200,000

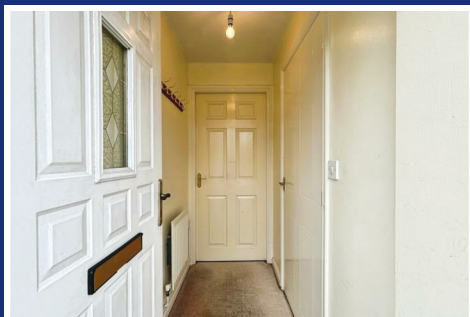


- THREE BEDROOM END TERRACE PROPERTY
- CONSERVATORY
- SPACIOUS DIMENSIONS
- GOOD COMMUTE AREA
- EPC RATING: TBC
- SOUGHT AFTER LOCATION
- OFF ROAD PARKING
- LARGE ENCLOSED REAR GARDEN
- LEASEHOLD
- COUNCIL TAX BAND: B

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\*Guide price of £190,000 - £200,000\*

Welcome to this charming three-bedroom terraced house located on Gileswood Crescent in the sought-after Meadowgate area of Brampton Bierlow, Rotherham. With a guide price of £190,000 to £200,000, this property presents an excellent opportunity for couples, families, or anyone seeking a tranquil retreat.

As you step inside, you are greeted by a well-appointed living area that flows seamlessly into a spacious kitchen dining area. The delightful conservatory is a standout feature, providing a lovely space to relax while enjoying views of the extensive enclosed rear garden. This outdoor area is perfect for gardening, outdoor activities, or simply unwinding in a private setting.

The property boasts three comfortable bedrooms, ensuring ample space for family or guests. The contemporary bathroom adds to the modern appeal of the home, making it a perfect blend of style and functionality. Additionally, off-road parking is available, providing convenience for both residents and visitors.

Situated within a desirable estate, this home is conveniently located near local amenities, including shops, schools, and parks. The excellent transport links further enhance its appeal, making commuting to nearby towns and cities a breeze.

This delightful terraced house is a rare find in a highly sought-after location, offering modern fixtures and fittings alongside a comfortable living space. Do not miss the opportunity to make this lovely property your new home.

## ENTRANCE HALL

3'1" x 6'4" (0.94m x 1.93m)

Via a white uPVC door this opens to the welcoming entrance hall, ideal for coats and shoes, having uPVC window to the side elevation, wall mounted radiator and doors leading to the downstairs WC and Lounge area.

## LOUNGE

14'6" x 15'7" (4.42m x 4.75m)

Step inside the stunning living area, decorated in neutral tones with decorative electric fire giving this room not only a focal point but a cosy feel, filled with natural light from uPVC window to the front, wall mounted radiator, carpet to floor, stairs rising to first floor and door opening to the kitchen/diner.

## KITCHEN DINING ROOM

14'6" x 8'2" (4.42m x 2.49m)

The real hub of the home is the beautiful kitchen/diner, this really is the place to cook those evening meals, with a modern kitchen having an array of wall and base units providing storage, complimentary work surface over, sink, drainer and matching mixer tap, built in four ring and electric oven and under counter plumbing for washing machine. Splash back to walls, laminate flooring and uPVC window to the rear. Plenty of space for dining table, with wall mounted radiator and door leading to the understairs storage and uPVC French door allowing access to the conservatory.

## CONSERVATORY

11'6" x 8'9" (3.51m x 2.67m)

The perfect extra addition to the home is the conservatory, having surrounding uPVC windows providing the perfect view out into the garden. This room really does bring the outdoors in, comprising of neutral décor with, wall mounted radiator and uPVC French doors to rear, this space can be enjoyed all year round.

## DOWNSTAIRS WC

2'7" x 6'4" (0.79m x 1.93m)

Handy addition to any busy household this room comprises of wc, wash hand basin, wall mounted radiator with laminate flooring and frosted uPVC window.

## LANDING

The roomy landing comprises of carpet flooring, wall mounted radiator, uPVC window to the side elevation with doors leading to all three bedrooms and family bathroom. Having access to the loft hatch.

## BEDROOM ONE

8'5" x 13'3" (2.57m x 4.04m)

The generously sized master bedroom with plenty of space for bedroom furniture, with carpet flooring, wall mounted radiator and uPVC window to the front with filling the room with natural sources of light.

## BEDROOM TWO

8'5" x 10'6" (2.57m x 3.20m)

The second bedroom benefits from carpet flooring with uPVC windows overlooking the rear garden and wall mounted radiator to finish.

## BEDROOM THREE

5'8" x 9'9" (1.73m x 2.97m)

Single bedroom comprising of carpet flooring, wall mounted radiator and uPVC window to the front elevation. Handy over stairs cupboard located in the corner.

## BATHROOM

6'1" x 5'5" (1.85m x 1.65m)

The family bathroom is the ideal spot to relax and unwind after a long day. Having three piece suite fitted comprising of low flush WC, vanity unit with built in wash hand basin and panelled bath with shower over. Splash back decorative tiles to walls with uPVC frosted window to the rear, wall mounted radiator and vinyl flooring.

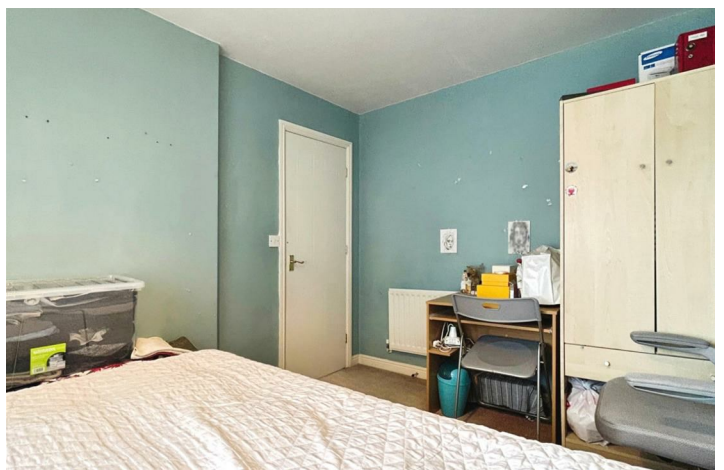
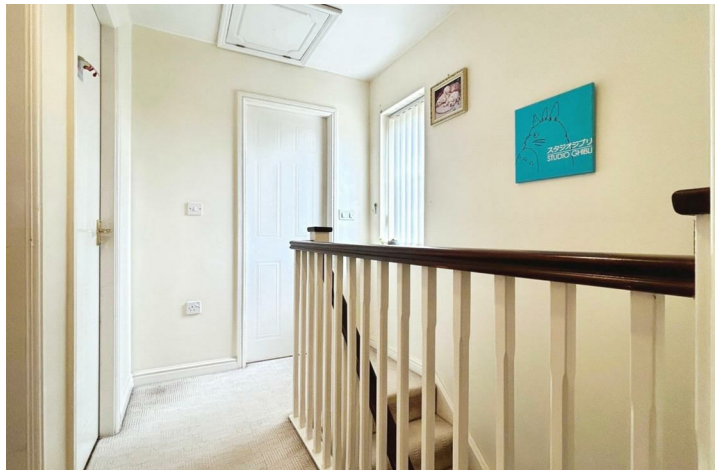
## EXTERIOR

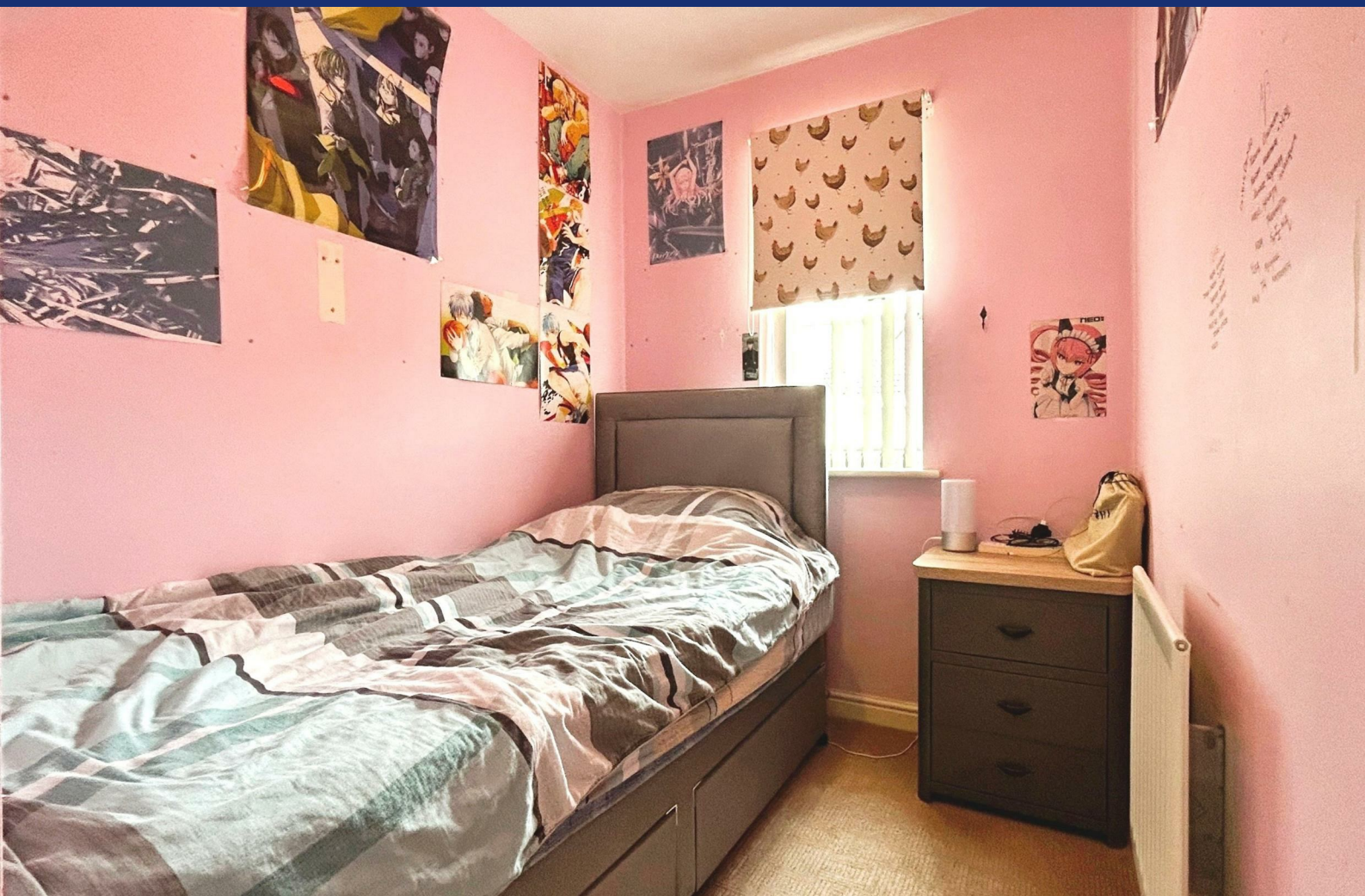
The front of this property is full of kerb appeal, situated on a popular estate with well maintained lawn area with pathway leading to the front entrance door and gate access to the side of the property.

To the rear of the property you will find a driveway with double gate providing off road parking. The rear garden being mainly laid to lawn with block paved area creating the perfect place to sit and unwind in the summer months.

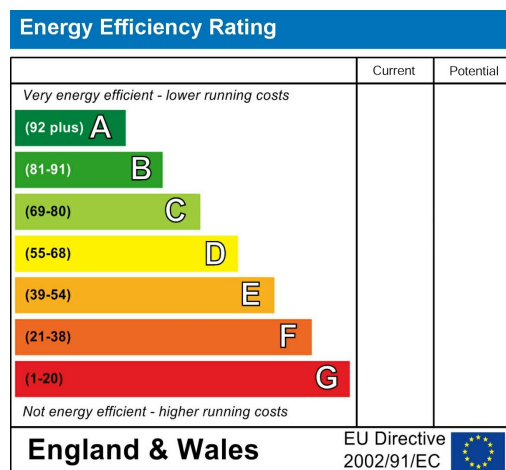
Floorplan







## Energy Efficiency Graph



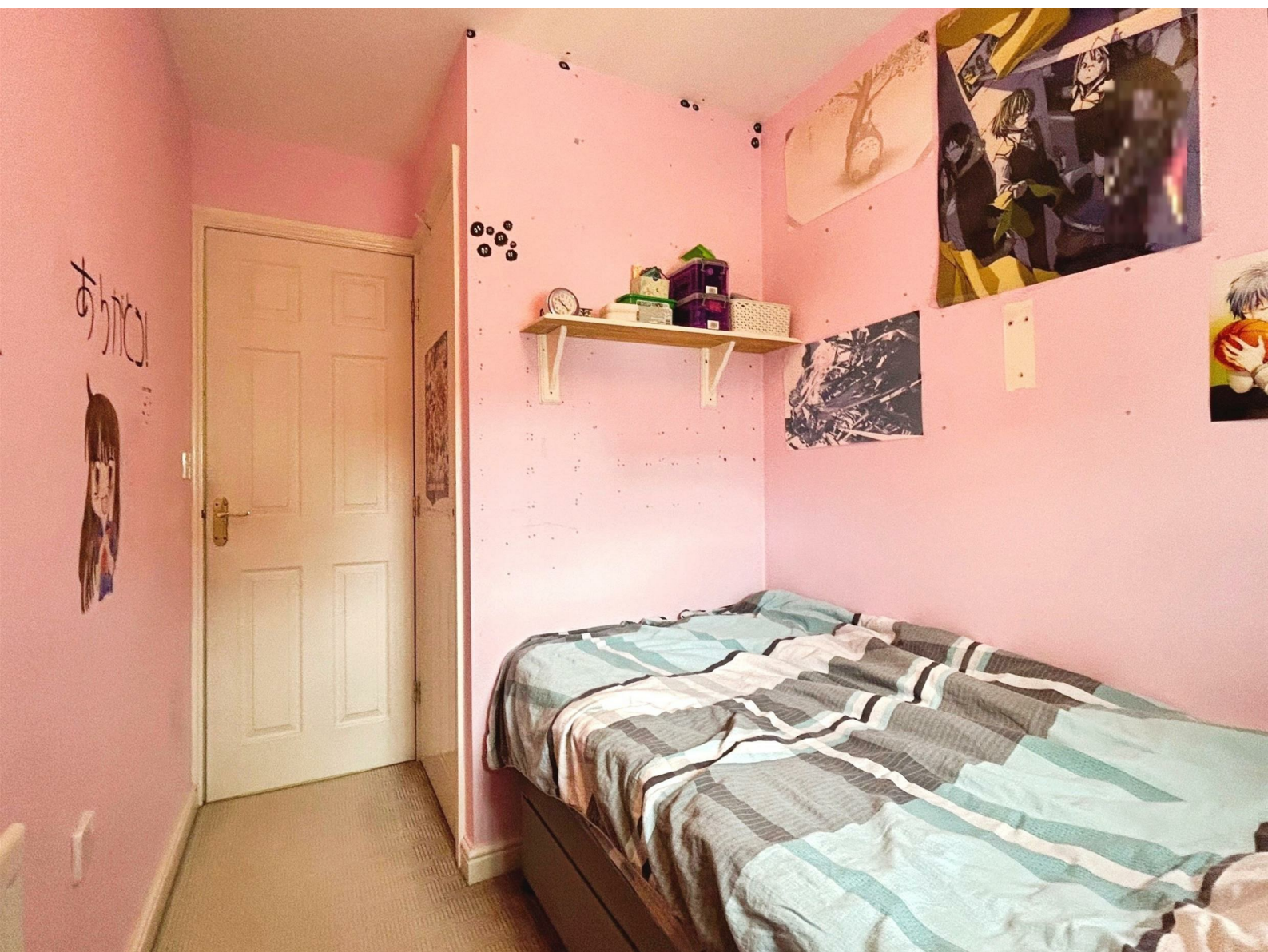
## Viewing

Please contact our Hunters Dearne Valley - Rotherham North Office on 01709 894440 if you wish to arrange a viewing appointment for this property or require further information.

Road Map



Hybrid Map





These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

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