

Asking Price: £182,500  
To be advised

Church Lane Mews, Bramley,  
Bathurstham SA6



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# Church Lane Mews, Bramley, Rotherham, S66

## GENEROUS THREE BEDROOM SEMI! CONVENIENT LOCATION! CUL DE SAC POSITION!

A generously proportioned three bedroom semi detached home that enjoys a cul de sac position in the sought after area. The dwelling is ideally located to access a host of amenities including the M18/M1 motorway network. The accommodation briefly comprises an entrance lobby, spacious lounge and a kitchen diner. To the first floor is a landing, three bedrooms and a bathroom. Outside there are gardens to the front and rear with off road parking being provided by a driveway and garage. Viewing is highly recommended! Call Lincoln Ralph today to avoid disappointment!

**Entrance Lobby** Front facing double glazed window, entrance door and wood effect laminate flooring. A door opens to the lounge.

**Lounge** 3.93 x 4.47. (The first measurement is taken to the stairs and increases to 4.81) A spacious room with a modern wall mounted electric fire, radiator and a front facing double glazed window. A door opens to the kitchen.

**Kitchen Diner** 4.81 x 2.87. Fitted with a range of wall mounted and base level units with roll edge work surfaces incorporating a sink unit with mixer tap. There is an integrated four ring ceramic hob with extractor hood over, built in electric oven, space for fridge freezer along with plumbing for a washing machine. Having two rear facing double glazed windows, rear facing double glazed entrance door and a radiator.

**Landing** Having coving to the ceiling, loft access and a side facing double glazed window. Doors opens to the bedrooms and bathroom.

**Bedroom 1** 3.62 x 2.88. Having fitted wardrobes, coving to the ceiling, front facing double glazed window and a radiator.

**Bedroom 2** 2.90 x 2.87. Rear facing double glazed window and a radiator.

**Bedroom 3** 2.69 x 1.82. Front facing double glazed window and a radiator.

**Bathroom** 2.15 x 1.96. Fitted with a white suite comprising a P shaped bath with shower screen and shower over, low flush WC and a wash hand basin. Having tiling to splashback height, shaver point, rear facing double glazed window and a radiator.

**Outside** To the front is a lawned garden and to the rear is an enclosed flagged patio and decked seating area. Off road parking is provided by a block paved driveway and a single garage.

**Garage** Up and over door, power and lighting.

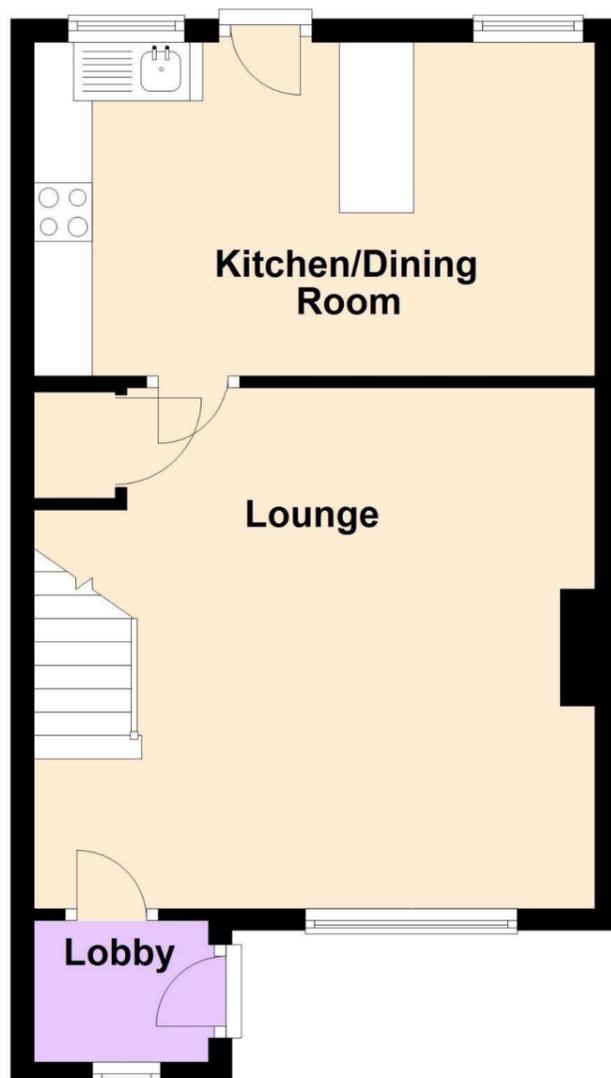


- Three Bedroom semi
- Cul de sac position
- Generously proportioned
- Driveway and garage
- Well placed for a host of amenities
- Ideally located for M18/M1 motorway network
- Viewing is highly recommended!

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

### Ground Floor



### First Floor

